

TO LET

Units 1 & 2, Millerhill Hub, Shawfair
Edinburgh EH22 1FL

- ▶ Prominent commercial development
- ▶ Suitable for a wide range of uses
- ▶ From 1,650 to 5,950 sq ft available
- ▶ Significant residential development



LOCATION

Millerhill is located 6 miles south of Edinburgh city centre within the suburb of Shawfair. The area benefits from good transport links with the Edinburgh by-pass in close proximity. The Shawfair rail station is a short walk away with links to central Edinburgh and further afield.

The neighbouring newly developed community of Millerhill will provide over 500 new homes creating a large immediate residential catchment. This development is part of the wider Shawfair project that includes two new primary schools, secondary school, a library, landscaped parks, and a community forest. The community hub is now complete and operational from Summer 2023.

ACCOMMODATION

The subject property shall comprise double-glazed fronted retail units arranged over the ground floor of a single storey modern retail complex. The units extend to the following approximate net internal floor areas:

UNIT 1 - UNDER OFFER	4,300 SQ FT	399.5 SQ M
UNIT 2	1,650 SQ FT	153.3 SQ M
TOTAL	5,950 SQ FT	552.8 SQ M

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

Rent upon application.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

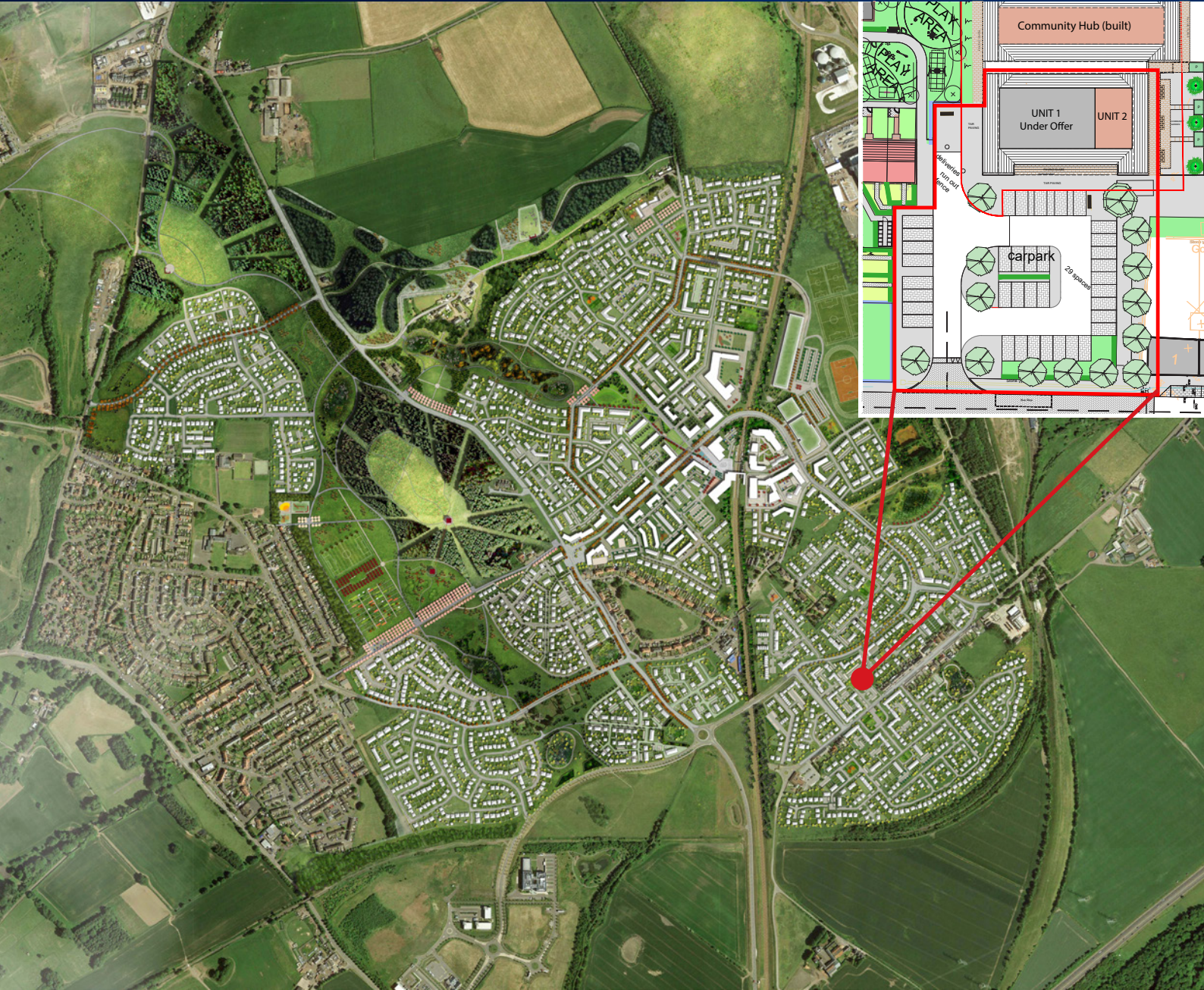
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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GET IN TOUCH



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