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TO LET

Belstane Water Tank, Leyden Road, Kirknewton, West Lothian, EH27 8DW

- ✔ Storage facility with 540 sq m yard
- ✔ Planning consent granted for Class 6 (Storage/Distribution) uses
 - ✔ 3-phase power supply and septic tank connection
 - ✔ Located in West Lothian, 4 miles west of Balerno
- ✔ Approximate gross internal area of 342 sq m (3,689 sq ft)

Commercial Valuation | Agency | Investment Advice
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LOCATION

Belstane Water Tank is located on Leyden Road just off the A70 Lanark Road, approximately 4 miles west of Balerno and 14 miles west of Edinburgh city centre.

The village of Kirknewton is a short distance north and a nearby visible landmark is RAF Kirknewton.

The surrounding area is rural in nature with nearby properties comprising of farm buildings as well as holiday cottages and residential properties.

DESCRIPTION

The subjects comprise a former underground Scottish Water storage tank/reservoir with yard.

The property is of concrete construction with walls and slab assumed to be several metres thick due to the former use of the unit. The ceiling is supported by 16 columns and the slab to ceiling height is 3.6 metres. There is a 3-metre wide steel entrance door.

Externally, the yard is approximately 540 sq metres, laid with hardcore and carries a slight slope to assist with drainage. It presents useful parking/storage space for vehicles or shipping containers.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate gross internal area:

342 sq m (3,689 sq ft)

RENT

Offers over £15,000 per annum are sought to grant a new lease on full repairing and insuring terms (FRI).

TOWN PLANNING

The property has planning consent for Class 6 (Storage and Distribution).

LEASE TERMS

The subjects are made available on the basis of a new full repairing and insuring (FRI) lease.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects appear not to have a Rateable Value. An ingoing occupier should satisfy themselves over any rates liability for the property.

UTILITIES

The property is served by a 3-phase electricity supply and mains water connection. The site is also connected to a septic tank. Power and drainage connections have been brought to the edge of site to accommodate accommodation connections.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is C.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

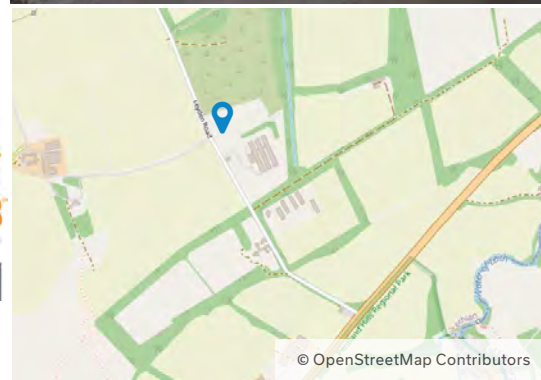
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

LEGAL COSTS

Each party shall bear their own legal costs in the preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



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VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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