

**SOUTH EDINBURGH STORAGE**  
Industrial Units - Yards - Self Storage

**Boghall Farm, Biggar Road, Edinburgh, EH10 7DX**

	Size (dimensions)	Sqft	Sqm	Price per month	Price per annum	Features	Images
<b>GROUND FLOOR</b>							
<b>G1</b>	11.7 x 4.7m	1136 sqft	105.6 sqm	£1400.00	£16800.00	3 Phase Power, Water, Roller Door, Pedestrian Door, Office Room, Own Main Access	<a href="#">G1 Images</a>
<b>G2</b>	3.1 x 4.7m	156 sqft	14.5 sqm	£350.00	£4200.00	Lighting, Common Access	<a href="#">G2 Images</a>
<b>G3</b>	4.8 x 2.9m	150 sqft	14 sqm	£350.00	£4200.00	Water supply, lighting, Common access	<a href="#">G3 Images</a>
<b>G4</b>	16.65 x 6m	1076 sqft	100 sqm	£950.00	£11140.00	Lighting, Common Access	<a href="#">G4 Images</a>
<b>G5</b>	23.5 x 24m	6630 sqft	616 sqm	£5525.00	£66300.00	3 Phase Power, Water, Electric Roller Doors (X2), own main access.	<a href="#">G5 Images</a>
<b>G6</b>	8.8 x 5.95m	560 sqft	52 sqm	£750.00	£9000.00	Lighting, Common Access	<a href="#">G6 Images</a>
<b>G7</b>	12.1 x 8.2m	1280 sqft	119 sqm	£1410.00	£16920.00	3 Phase Power, Water supply, pedestrian door, roller shutter suitable for small van or car, office, own main access	<a href="#">G7 Images</a>
<b>FIRST FLOOR</b>							
<b>F1</b>	8.2x12.1m	1066 sqft	99 sqm	£800.00	£9600.00	Lighting, Own Access via stairs.	<a href="#">F1 Images</a>
<b>F2</b>	8.2x4.3	377 sqft	35 sqm	£350.00	£4200.00	Lighting, Common Access	<a href="#">F2 Images</a>
<b>F3</b>	5 x 5m	269 sqft	25 sqm	£350.00	£4200.00	Lighting, Common Access	<a href="#">F3 Images</a>
<b>F4</b>	5 x 4.1m	221 sqft	20.5 sqm	£350.00	£4200.00	Lighting, Common Access	<a href="#">F4 Images</a>
<b>F5</b>	5 x 4.4m	237 sqft	22 sqm	£350.00	£4200.00	Lighting, Common Access	<a href="#">F5 Images</a>
<b>F6</b>	8 x 4.4m	237 sqft	22 sqm	£350.00	£4200.00	Lighting, Common Access	<a href="#">F6 Images</a>
<b>F7</b>	5 x 8.8m	474 sqft	44 sqm	£550.00	£6600.00	Lighting, Common Access	<a href="#">F7 Images</a>
<b>Open yard spaces</b>	Various sizes available						<a href="#">Open Space Images</a>

- Various units available to rent in Edinburgh. Only 14 minutes drive from Morningside /12 minutes drive from Penicuik.
- Building will have new roof fitted in June 2026.
- Based within a fenced site with electric gates and CCTV covering buildings and yard.
- Open yard space available for units or standalone yards (various sizes available)
- Not suitable for motor trade.
- Subject to change of use - Class 5 and 6
- Shared toilets and kitchen within main building via communal areas.
- Viewing by appointment only.
- Get in touch for more information.

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