

**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                            |
|---------------------|-------------------------|-----------|-----------|-----------------|-----------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| GROUND FLOOR        |                         |           |           |                 |                 |                                                                                                                     |                                   |
| G1                  | 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>         |
| G2                  | 3.1 x 4.7m              | 156 sqft  | 14.5 sqm  | £350.00         | £4200.00        | Lighting, Common Access                                                                                             | <a href="#">G2 Images</a>         |
| G3                  | 4.8 x 2.9m              | 150 sqft  | 14 sqm    | £350.00         | £4200.00        | Water supply, lighting, Common access                                                                               | <a href="#">G3 Images</a>         |
| G4                  | 16.65 x 6m              | 1076 sqft | 100 sqm   | £950.00         | £11140.00       | Lighting, Common Access                                                                                             | <a href="#">G4 Images</a>         |
| G5                  | 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>         |
| G6                  | 8.8 x 5.95m             | 560 sqft  | 52 sqm    | £750.00         | £9000.00        | Lighting, Common Access                                                                                             | <a href="#">G6 Images</a>         |
| G7                  | 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>         |
| FIRST FLOOR         |                         |           |           |                 |                 |                                                                                                                     |                                   |
| F1                  | 8.2x12.1m               | 1066 sqft | 99 sqm    | £800.00         | £9600.00        | Lighting, Own Access via stairs.                                                                                    | <a href="#">F1 Images</a>         |
| F2                  | 8.2x4.3                 | 377 sqft  | 35 sqm    | £350.00         | £4200.00        | Lighting, Common Access                                                                                             | <a href="#">F2 Images</a>         |
| F3                  | 5 x 5m                  | 269 sqft  | 25 sqm    | £350.00         | £4200.00        | Lighting, Common Access                                                                                             | <a href="#">F3 Images</a>         |
| F4                  | 5 x 4.1m                | 221 sqft  | 20.5 sqm  | £350.00         | £4200.00        | Lighting, Common Access                                                                                             | <a href="#">F4 Images</a>         |
| F5                  | 5 x 4.4m                | 237 sqft  | 22 sqm    | £350.00         | £4200.00        | Lighting, Common Access                                                                                             | <a href="#">F5 Images</a>         |
| F6                  | 8 x 4.4m                | 237 sqft  | 22 sqm    | £350.00         | £4200.00        | Lighting, Common Access                                                                                             | <a href="#">F6 Images</a>         |
| F7                  | 5 x 8.8m                | 474 sqft  | 44 sqm    | £550.00         | £6600.00        | Lighting, Common Access                                                                                             | <a href="#">F7 Images</a>         |
| Open yard spaces    | Various sizes available |           |           |                 |                 |                                                                                                                     | <a href="#">Open Space Images</a> |
| Shipping Containers | 20ft                    |           |           | £190.00         |                 |                                                                                                                     |                                   |

- **RED CURRENTLY OCCUPIED**
- Various units available to rent in Edinburgh. Only 14 minutes drive from Morningside /12 minutes drive from Penicuik.
- 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.
- First Floor - Class 6 Storage
- Ground Floor - Class 5 Industrial and Class 6 Storage
- Shared toilets and kitchen within main building via communal areas.
- Viewing by appointment only.
- Get in touch for more information.

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