

1 Nivensknowe Road

LOANHEAD, EDINBURGH, EH20 9AU



COMMERCIAL INVESTMENT OPPORTUNITY.
APPROXIMATELY ONE ACRE OF LAND WITH BLUE-CHIP
TENANT, LOANHEAD, EDINBURGH



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Currently occupied by Heidelberg Materials, lease renewal and rent review due November 2027.

An excellent opportunity to acquire approximately one acre of land in Loanhead, Edinburgh, let to Heidelberg Materials, a major name in the building materials industry. Offering an established commercial occupier in situ, this property presents an attractive proposition for investors seeking an income-producing land investment with a recognised industry tenant.

KEY INVESTMENT HIGHLIGHTS

- Location: Loanhead, Edinburgh
- Site Area: Approximately one acre
- Tenant: Heidelberg Materials
- Tenure: Sold with tenant in situ
- Lease Renewal: Due November 2027
- Rent Review: Due November 2027
- An Opportunity for Investors





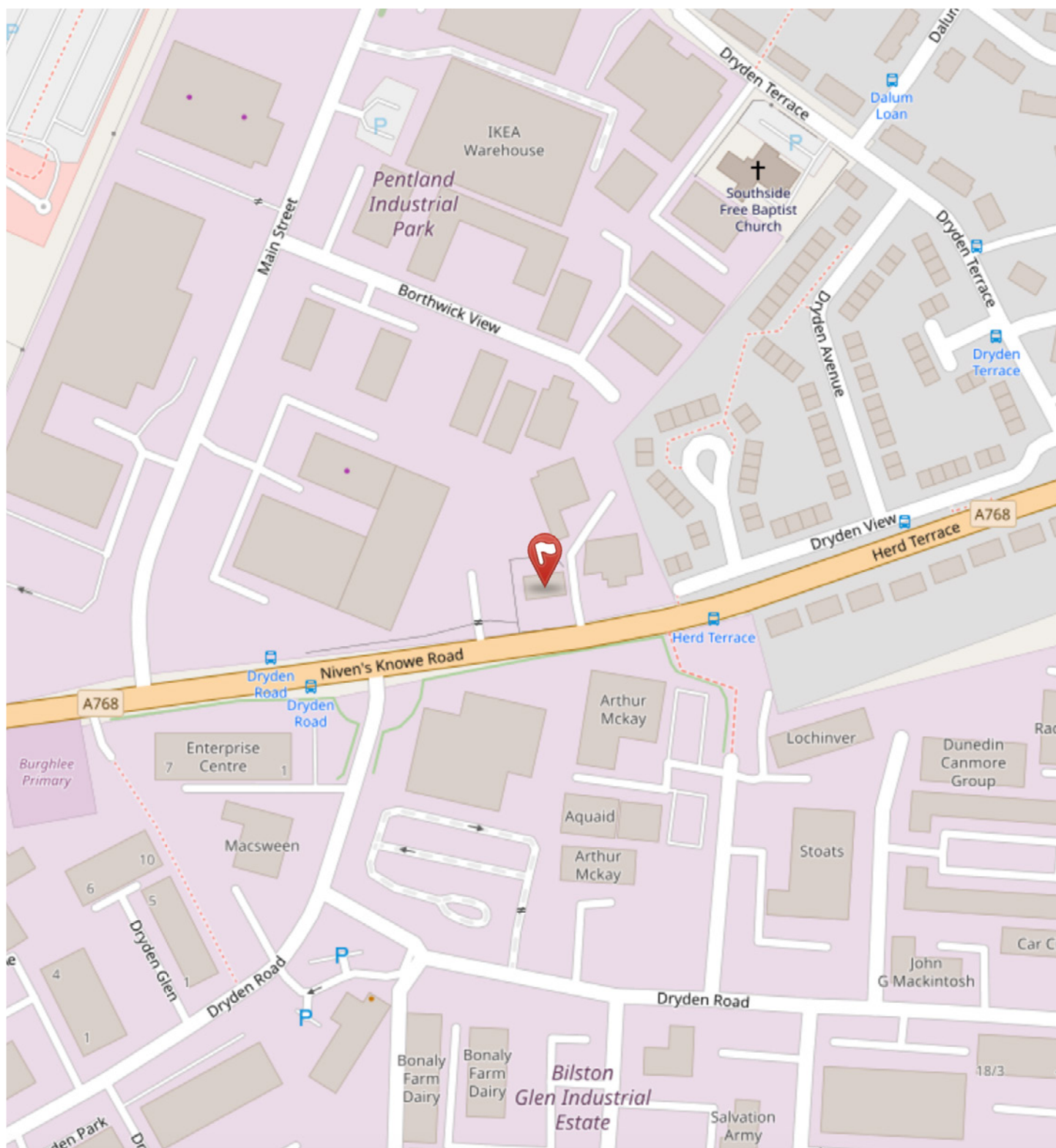
The existing lease is due for renewal in November 2027, coinciding with a scheduled rent review. This creates a potential opportunity for an incoming purchaser to negotiate future lease terms and rental arrangements, subject to the existing lease provisions and agreement with the tenant. Located within the wider Edinburgh commercial catchment, the site offers an opportunity to acquire a tenanted land asset occupied by an established building materials business.

With a recognised commercial tenant already in place and a key lease event approaching, the property may appeal to investors looking to secure an established rental income while considering the longer-term potential of the asset.

A compelling opportunity to acquire approximately one acre of tenanted commercial land in Loanhead, Edinburgh, occupied by Heidelberg Materials, with a lease renewal and rent review scheduled for November 2027. Further details, including the current passing rent, lease terms and additional property information, are available upon request.







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Part
Exchange
Available



Text and description
CONNIE NUGENT
Surveyor



Layout graphics and design
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Designer

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