



**Unit 20 West Telferton
Industrial Estate,
Edinburgh**

- Situated within popular industrial estate
- Mid terrace modern industrial unit
- Benefits from mezzanine office and ancillary storage
- GIA : 302.6 Sq M (3257 Sq Ft)
- Offers over £37,500 per annum

LOCATION

West Telferton is a popular trading estate on the outskirts of the district of Portobello.

More specifically the subjects are strategically located within the popular Telferton Industrial Estate, being situated approximately 3 miles northeast of Edinburgh city centre. Access to the estate is taken from the A199 which in turn connects directly to the A1 and the City of Edinburgh Bypass.

Neighbouring occupiers include Style Flooring Edinburgh Ltd, Richard Wylie Upholstery, BNB Property Services amongst others.

The subject's location can be seen upon the appended map.

DESCRIPTION

Unit 20 West Telferton comprises a mid-terraced steel framed industrial unit clad in profile metal sheeting, externally and surmounted by a pitched roof also clad in same. The unit benefits from 4 dedicated parking spaces to the front.

Internally, the unit provides an open plan warehouse also benefitting from a mezzanine office and storage area.

SPECIFICATION

- Min Eaves 3.2m
- Max Eaves 5.6m
- 3 Phase electric
- Gas hot air blower
- Air con to the first-floor office

RENT

We are seeking offers over £37,500 per annum on new full repairing and insuring terms.

ACCOMMODATION

We have measured the property in accordance with the RICS code of Measuring Practice 6th Edition on a Gross Internal Area basis in the order of:

302.6 SqM (3257 Sq Ft)

RATEABLE VALUE

With reference to the Scottish Assessors Association Website we note that the current rateable value is £22,000.

EPC

A copy of the Energy Performance Certificate can be given upon request.

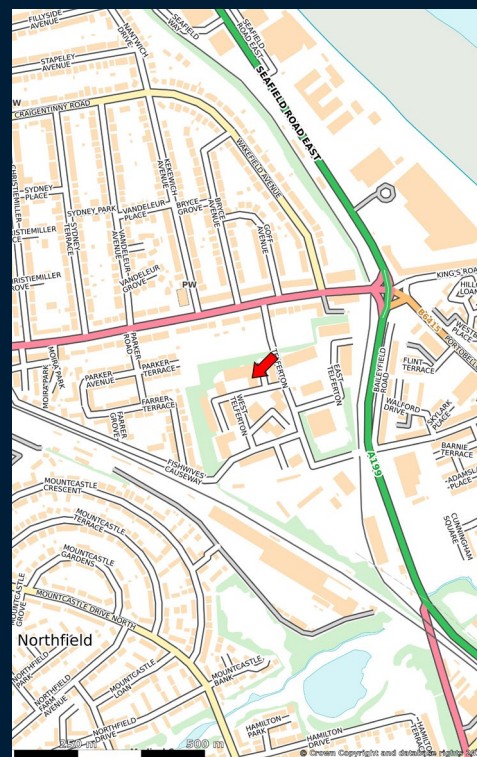
ENTRY

Entry can be granted from Q2 2024 once the incumbent has vacated.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred within this transaction. The tenant shall be responsible for any registration dues.

All prices quoted exclusive of VAT.



Ross Chinnery
Associate
ross.chinnery@g-s.co.uk
07584 061146



Ross Wilson
Partner
ross.wilson@g-s.co.uk
07803 896939

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2023