

Industrial

Unit 6 | Forth Industrial Estate

📍 Seaclarr Street, Edinburgh, EH5 1RF

Unit 6 | 4,955 sq ft

Industrial Unit with office accommodation

Forth Industrial Estate units are suitable for a wide range of business needs with current occupiers operating within a variety of industries. The estate offers an abundance of parking for staff and customers and 24 hour access. The estate is located in the suburb of Granton approximately 3 miles north of Edinburgh city centre and is strategically located providing easy access central Edinburgh, Leith and to the A902 which in turn connects to the M8 and M9 motorways heading to Glasgow and Stirling respectively.

Lease Type New



industrials
Forth Industrial Estate

1	Halewood International Ltd
2	Halewood International Ltd
3	Timberbush Tours Ltd
4	Timberbush Tours Ltd
5	Blue Parrot Ltd
6	Blue Parrot Ltd
7	Halewood International Ltd
8	Chosse Water

All enquiries
0800 1 22 3330
industrials.co.uk

✔ Unit Summary

- High Level of Office Accommodation
- Premier Industrial Location
- Dedicated Car Parking
- Flexible Space
- 24 Hour Access
- Car Parking

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£48,300.00	£9.75
Rates	£15,686.00	£3.17
Maintenance Charge	£7,000.00	£1.41
Insurance	£991.00	£0.20
Total Cost	£71,977.00	£14.53

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

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Location

The estate is located in the suburb of Granton approximately 3 miles north of Edinburgh city centre and is strategically located providing easy access central Edinburgh, Leith and to the A902 which in turn connects to the M8 and M9 motorways heading to Glasgow and Stirling respectively. The premises are situated on Sealcarr Street in the Granton area of Edinburgh which is currently undergoing extensive regeneration with new residential and leisure developments planned.



Road

Approximately 3 miles north of Edinburgh city centre with easy access to the M8 and M9 motorways



Airport

Edinburgh Airport is under 10 miles away



Rail

Approximately 3 miles north of Edinburgh city centre with easy access to the M8 and M9 motorways

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (28)

Key Contact



Heather Graham

Customer Engagement Manager

"Heather joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



Call +440 808 169
7554



enquiries@industrials.co.uk
+440 808 169 7554

www.industrials.co.uk

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