



NORTHERN TRUST

TURNHOUSE COURT

UNITS 1 - 14 BROWNRIGG YARDS,
NEWBRIDGE,
EDINBURGH, EH28 8TQ

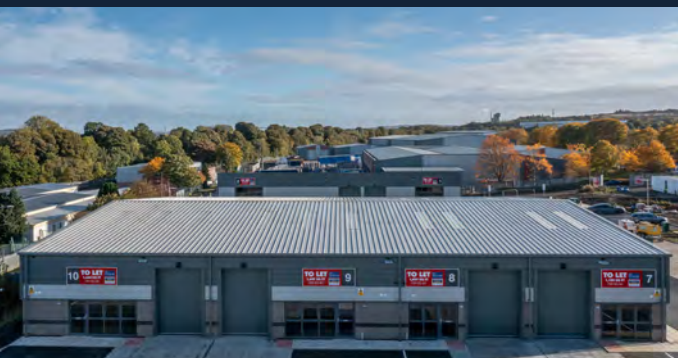
www.turnhousecourt.co.uk



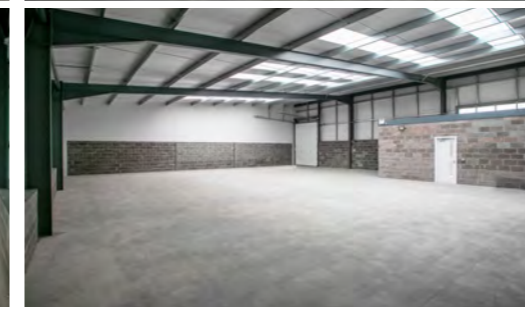
TO LET

**NEW INDUSTRIAL /
WORKSHOP UNITS FROM**

1,089 SQ FT TO 4,175 SQ FT
(101 SQ M - 388 SQ M)



Supporting SME Expansion and Relocation



UNITS 1 - 14 TURNHOUSE COURT



DESCRIPTION

Turnhouse Court is a new industrial development covering 29,044 sq ft. The estate provides 14 individual units, arranged in 3 separate terraced blocks with sizes ranging from 1,089 sq ft to 4,175 sq ft.

The units have been constructed to a high specification and benefit from internal office space with a high level of glazing to improve natural lighting levels internally.

Externally the units have dedicated parking to the front and access to a considerable number of communal spaces as well as good circulation space.

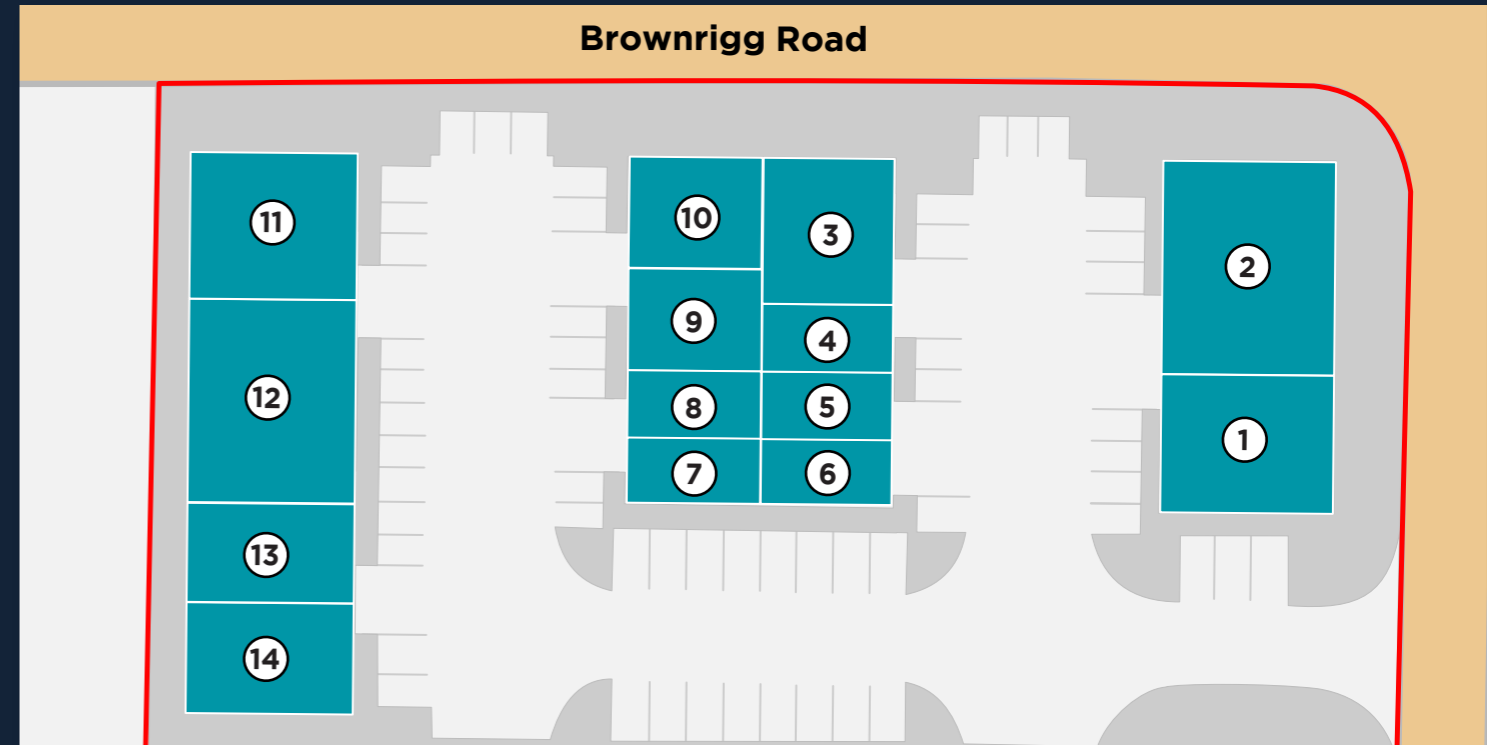
ACCOMMODATION

UNIT	SIZE (SQ FT)	SIZE (SQ M)
1	2,781	258
2	4,175	388
3	2,211	205
4	1,091	101
5	1,090	101
6	1,100	102
7	1,102	102
8	1,089	101
9	1,649	153
10	1,658	154
11	2,782	258
12	4,166	387
13	2,070	192
14	2,080	193
TOTAL	29,044	2,695

SPECIFICATION

Turnhouse Court has been constructed to a high specification and includes:

- Mono pitched roof to Blocks 1 & 3
- Standard pitched roof to Block 2
- Minimum eaves height of 4m at rear
- 3 phase electricity supply
- 4m (high) x 3m (wide) sectional loading doors
- 15kn floor loading
- Dedicated on site car parking
- Gas central heating to offices





LOCATION

Turnhouse Court sits within a well established industrial and distribution area, and is accessed off Brownrigg Road, from Cliftonhall Road. The estate is situated within the heart of Newbridge, providing ease of access to the main interchange network connecting the M8 and M9 motorways.

Newbridge lies approximately 8 miles west of Edinburgh City Centre and 35 miles east of Glasgow.

Occupiers within the immediate vicinity include Batleys, DPD, Scotmid and Tennent Caledonian.

TERMS / RENTS / OTHER CHARGES

The units are available on flexible lease terms at competitive rents. Details of the rents and other charges are available on request from the letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

EPC

Copies of the individual EPC certificates can be made available on request.

TRAVEL DISTANCES

	miles	mins	
Edinburgh Airport	2	7	
Edinburgh	8	22	
Falkirk	18	24	
Stirling	38	30	
Glasgow	35	40	
Glasgow Airport	46.5	48	

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact one of the letting agents.

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