

UNIT 2

**NEWBRIDGE LINK
NEWBRIDGE INDUSTRIAL ESTATE
NEWBRIDGE, EDINBURGH, EH28 8PJ**



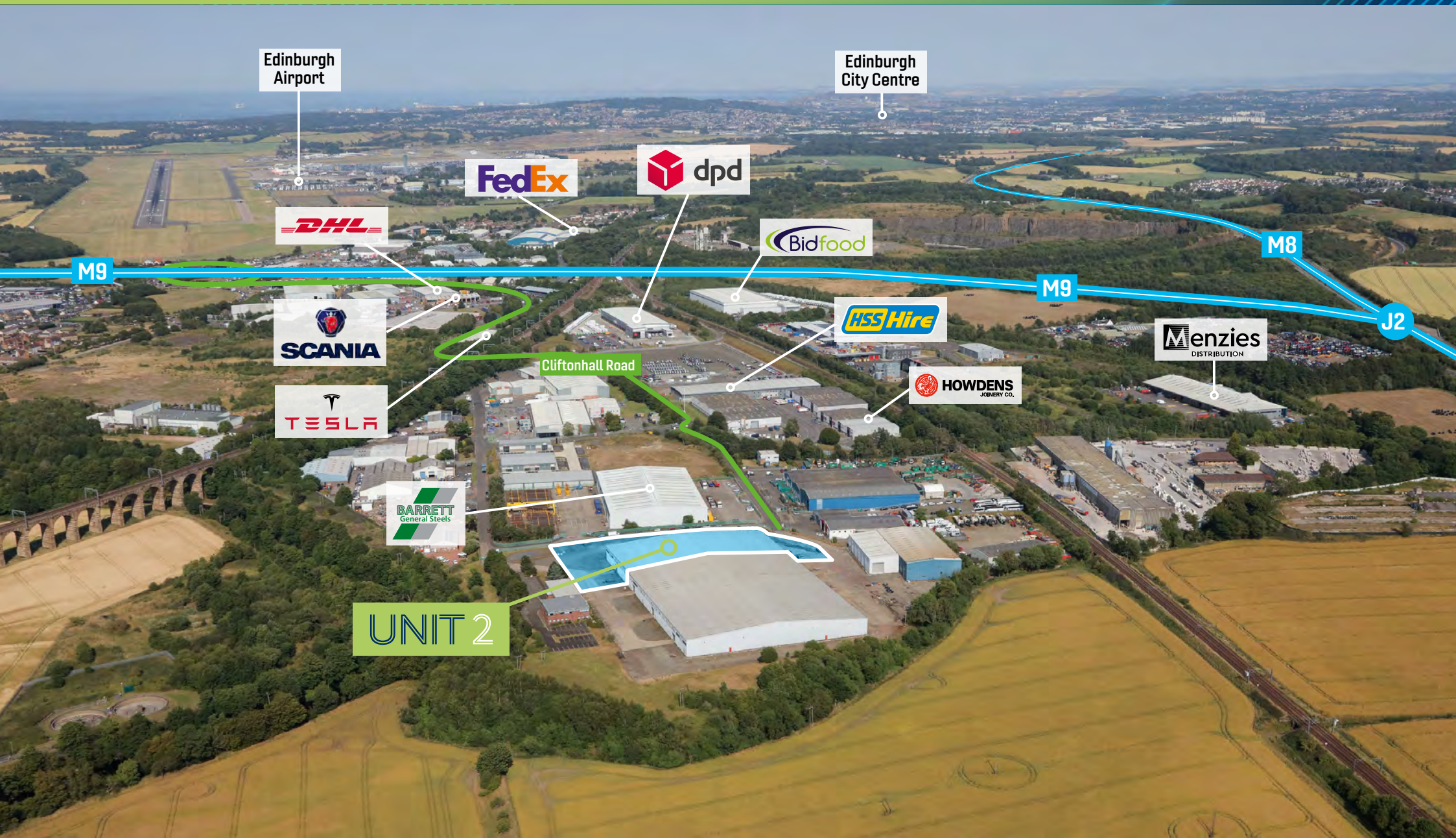
 [PLAY VIDEO](#)

TO LET - 50,000 SQ FT

FULLY REFURBISHED READY FOR IMMEDIATE OCCUPATION

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Edinburgh Airport

Edinburgh City Centre

FedEx

dpd

DHL

Bidfood

M8

M9

M9

J2

SCANIA

BSS Hire

Menzies DISTRIBUTION

Cliftonhall Road

TESLA

HOWDENS JOINERY CO.

BARRETT General Steels

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LOCATION

Prime industrial location situated to the west of Edinburgh, 8 miles from Edinburgh city centre.

Strategically located for transport links:

- 1 mile from J1 of the M9
- 2 miles from J2 of the M8

The subjects are located within Newbridge Industrial Estate, just a short distance off Cliftonhall Road (B7030). Newbridge itself is located approximately 8 miles west of Edinburgh city centre, and 2 miles west of Edinburgh Airport.

One of Edinburgh's premier industrial estates, it is well established and is within close proximity to Newbridge Interchange, which serves the Scottish Motorway Network with direct access onto the M8 and M9 motorways.

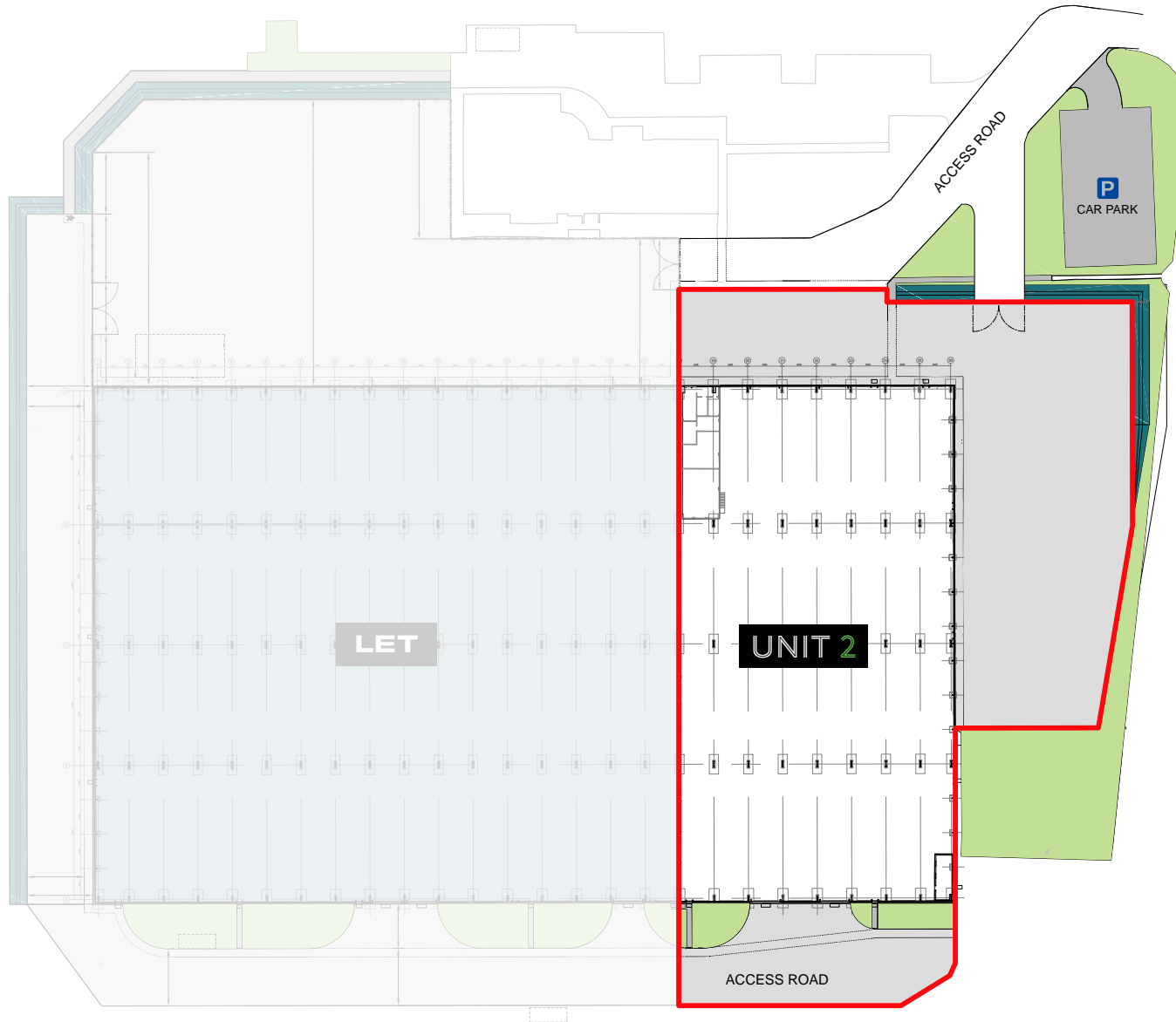
Approximately 90% of the Scottish population is within 1.5 hours drive of this location. The location is well established, with occupiers including DPD, Batleys, Menzies Distribution, HSS Hire, Hovis, Barrett Steel and Scania.



	MILES	DRIVE TIME
Junction 1 of M9 Motorway	1	3 mins
Junction 2 of M8 Motorway	2	5 mins
Edinburgh Airport	2	9 mins
Edinburgh city centre	8	20 mins
Glasgow city centre	36	40 mins
Aberdeen	124	2 hr 15 mins
Newcastle	128	2 hr 30 mins

FORTH GREEN FREEPORT AREA

Unit 2 at Newbridge Link falls within the wider Forth Green Freeport designated area, providing some occupiers with the opportunity to take advantage of international import and export reliefs associated with the place-based policy. Please speak to the marketing agents for more information.



READY TO OCCUPY Q3 2023

DESCRIPTION

50,000 sq ft

Minimum eaves height of 8 metres

4 level access doors

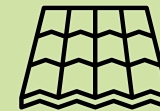
31m secure concrete yard

New office accommodation

Shared car park

Secure concrete yard accessed from the south

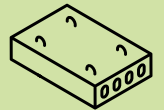
REFURBISHMENT SPECIFICATION



**New composite
roof**



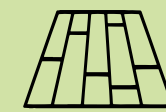
**New cladding to
the side elevations**



**New internal
concrete floor 50kN
loading capacity**



**New office
accommodation**



**Creation of new
31 metre secure
concrete yard**



**4 new level
access doors**

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RATEABLE VALUE

The subjects will require to be re-assessed on completion of the refurbishment.

TERMS

The unit will be offered on full repairing and insuring terms with additional information and quoting terms available via the joint letting agents.

VAT

All figures quoted are exclusive of VAT which will be payable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Expected EPC 'A' rating.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the leasing transaction.



VIEWING & FURTHER INFORMATION



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