# TO LET TRADE / INDUSTRIAL PREMISES 14,634 SQ FT (1,359 SQ M)

## UNIT 5A SEAFIELD WAY EDINBURGH EH15 1TB

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- Prominent trade / industrial unit fronting Seafield Road
- Surrounding occupiers including national trade outlets and car showrooms











## UNIT 5A Seafield Way

The unit occupies a highly prominent position fronting the south side of Seafield Road close to its junction with Craigentinny Avenue. It is positioned approximately 2.5 miles north east of Edinburgh city centre and approximately 1 mile east of the Port of Leith. This provides excellent links to both the city centre and the northern peripheral road network leading to the A1 and City of Edinburgh Bypass. More specifically, the surrounding area is currently occupied by a wide range of trade related and car retailers. Occupiers within the immediate vicinity include Screwfix, Topps Tiles, Grahams, Rembrand Timber and Arnold Clark.





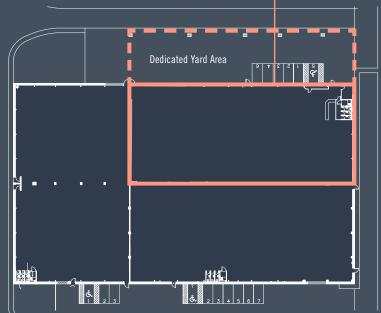
### DESCRIPTION

The subjects comprise the north western third of a 44,295 sq ft (4,115 sq m) industrial unit, salient points as follows:

- Steel portal frame with brickwork to head height and below insulated cladding
- Minimum eaves height of 6.2m
- Solid concrete floor
- Gas air blowers in warehouse
- 3 phase electricity 693 kVA supply
- Vehicular access via roller door
- Pedestrian access via double glazed entrance
- WCs and tea prep to northern elevation

#### ACCOMMODATION

The Gross Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), at 14,634 sq ft (1,359 sq m).



#### RATEABLE VALUE

According to Scottish Assessors the Rateable Value of the unit is £130,750.

#### **LEASE TERMS**

The premises are available via a sublease on a Full Repairing and Insuring basis for a term to be agreed.

#### **EPC RATING**

An EPC certificate is available on request.

FURTHER INFORMATION

Please contact the agent:



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