

# TO LET

**WORKSHOP / WAREHOUSE  
WITH LARGE SECURE YARD**



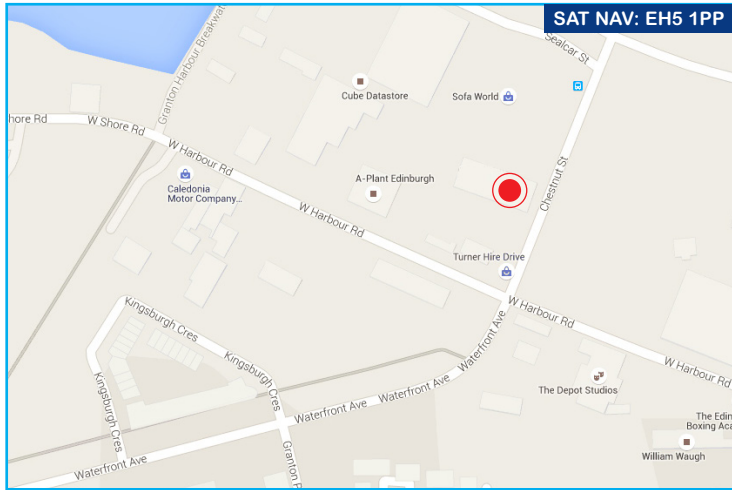
**627 sq m (6,749 sq ft)**

**UNITS 3&4  
57 WEST HARBOUR ROAD  
GRANTON  
EDINBURGH  
EH5 1PP**

## Location

The premises are situated on West Harbour Road in the Granton area of Edinburgh approximately 3 miles north of Edinburgh City Centre.

The surrounding area is well served by local amenities with neighbouring occupiers including Len Lothian Self Storage, Scottish & Southern Energy and Clockwork Removals.



## Description

The premises comprise an end of terrace industrial/workshop unit with brick walls under a pitched insulated roof. The premises have recently been refurbished to a high standard and benefit from a specification including:

- Eaves Height of 3.1 m to the underside of the haunch.
- Electric up & over roller shutter doors.
- Internal office block with cellular offices, tea-prep, WC facilities.
- The offices benefit from gas fired central heating.
- Dedicated Secure Yard.

## Rates

To be assessed on occupation.

## EPC

The Energy Performance Indicator (EPC) for the subjects is band D.

## Accommodation

The premises provide the following approximate gross internal area:-  
**Total | 627 sq m | 6,749 sq ft**

## Lease Terms

The premises are available to let on new full repairing and insuring terms. For further information on lease terms and quoting rent, please contact the sole agent.

## Viewing and Further Information

To arrange a viewing or for further information please contact either:

Niall Burns: D/L: 0131 315 0029  
E-mail: [niall@burnsandshaw.co.uk](mailto:niall@burnsandshaw.co.uk)

Adam Shaw: D/L: 0131 315 0382  
E-mail: [adam@burnsandshaw.co.uk](mailto:adam@burnsandshaw.co.uk)

## Date of Entry

The date of entry will be on conclusion of legal missives.



Nov 2016



Nov 2016



Nov 2016



### IMPORTANT NOTICE (Date of Publication December 2020)

Burns & Shaw for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Burns & Shaw has any authority to make or give any representation or warranty whatever in relation to the property.
- All prices, premiums and rents quoted are exclusive of VAT.
- These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of correspondence with our clients' solicitors.
- Photographs & drawings for illustration purposes only.