

TO LET - PRELIMINARY DETAILS

# W1 Cliftonhall Road Newbridge Industrial Estate, Edinburgh EH28 8PJ





## PROPERTY HIGHLIGHTS

- 145,620 Sqft Industrial Space
- 11,114 Sqft office pavilion
- Site Area 10.85 acres
- Substantial & Rarely Available Industrial Opportunity
- 7.85m Eaves Height
- Excellent Yard Space
- Internal Craneage and External Gantry Crane
- Excellent Motorway Links
- 8 Roller Shutter Doors



**PLAY VIDEO**



TO LET

**W1, CLIFTONHALL ROAD, NEWBRIDGE INDUSTRIAL ESTATE**

EDINBURGH, EH28 8PJ

**Substantial Engineering/  
Manufacturing Property with Offices  
156,734 Sqft on 10.85 acres**



## DESCRIPTION

The property is a detached industrial unit of steel portal frame construction with single skin profile metal sheet walls under a pitched roof incorporating translucent rooflights. It benefits from an eaves height of 7.85m rising to 11.6m to the apex with each bay benefitting from craneage, ranging from 5T to 20T.

The floor comprises a concrete slab in isolated sections and principally across the full width of the unit. The remainder of the floor comprises hardstanding, surfaced with aggregate / type one. The unit also benefits from 8 roller shutter vehicle access doors.

The office pavilion provides modern open plan accommodation arranged over two floors and benefits from lift access. There is a suspended ceiling throughout with fixed air conditioning cassettes and wall mounted electric heating.

Externally, there is generous yard space and car parking.

## ACCOMMODATION

We estimate that the premises provide the following approximate Gross Internal Areas:

AREA	SQ FT	SQ M
Warehouse	145,620	13,528
Office Pavilion	11,114	1,033
<b>TOTAL</b>	<b>156,734</b>	<b>14,561</b>

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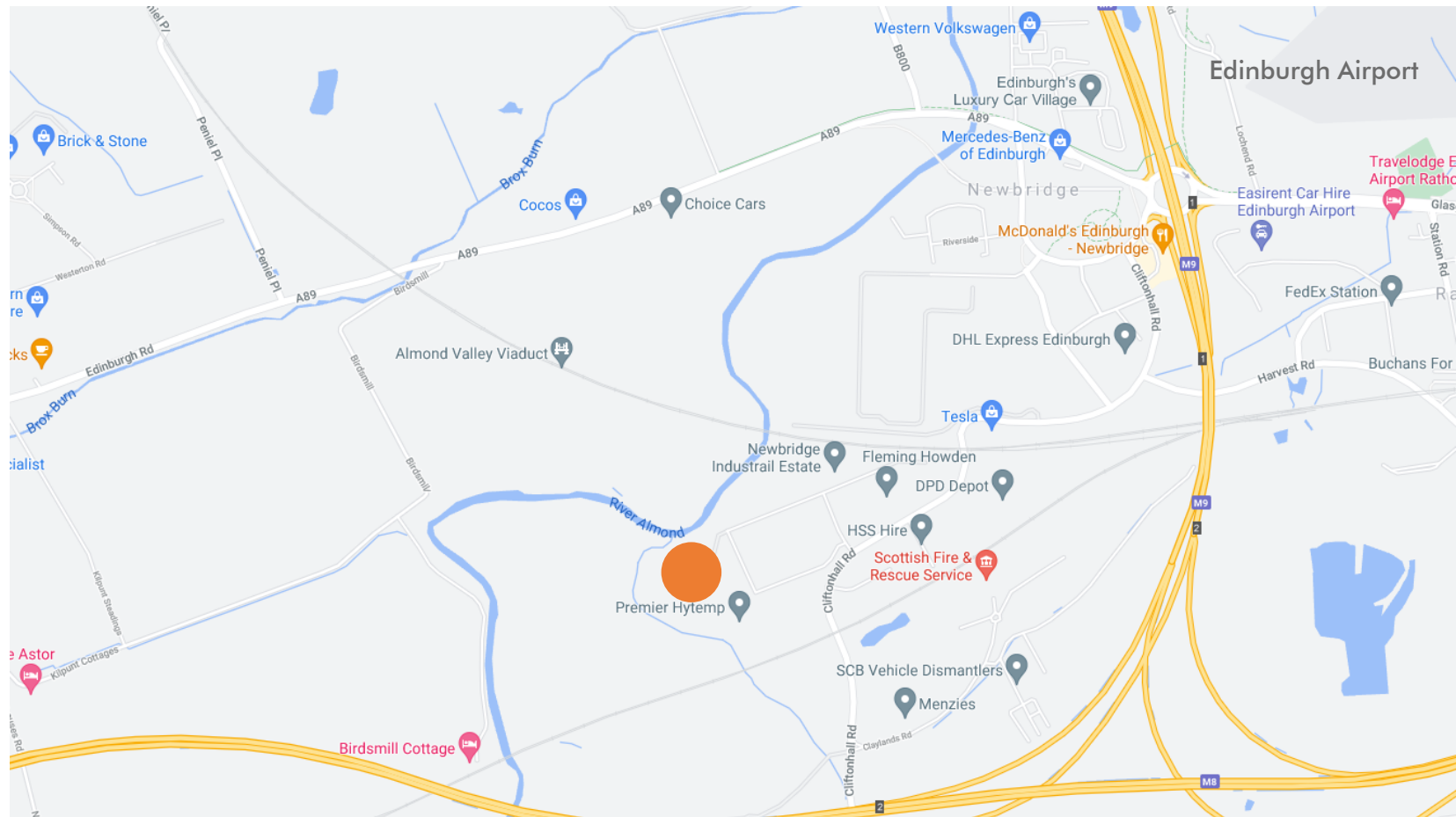
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## LOCATION

Newbridge is a well established industrial and distribution location and is only two miles west of Edinburgh Airport.

The property is situated within Newbridge Industrial Estate with good access to the main interchange network connecting the M8 and M9 motorways. It is approximate 8 miles west of Edinburgh City Centre and 35 miles east of Glasgow. The property is highly visible from the main Glasgow to Edinburgh railway line.

Surrounding occupiers include Barret Steel, Enva, Menzies Distribution, DPD, Tennents & Premier Hytemp & Creagh Concrete.



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## DISPOSAL TERMS

The property will be available on a sub-lease basis. The current lease expires December 2030 with option to extend for a further 10 years.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred. In the usual manor, the ingoing tenant will be responsible for any LBTT or registration dues.

## EPC

The EPC rating is available on request.

## LOCAL AUTHORITY RATES

The property is entered in the current Valuation Roll as follows (with effect 1 April 2017):

Warehouse: £456,500.



## FURTHER INFORMATION & VIEWING ARRANGEMENTS



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