

# TO LET

## WORKSHOP/WAREHOUSE WITH OFFICES & DEDICATED YARD



## UNIT 3, WEST CRAIGS INDUSTRIAL ESTATE EDINBURGH, EH12 0BD

542 SQ M (5,832 SQ FT)

- Close Proximity to Edinburgh Airport.
- Secure Dedicated Yard.
- Flexible Terms Available.

**B&S**  
Burns & Shaw  
Property Consultants  
**0131 315 0029**

**PRITCHARD**  
PROPERTY CONSULTANTS  
**0131 300 0445**

# WORKSHOP/WAREHOUSE WITH OFFICES & DEDICATED YARD

## UNIT 3, WEST CRAIGS INDUSTRIAL ESTATE, EDINBURGH

### LOCATION

Edinburgh with a resident population of approximately 500,000 is both the Capital City and Scotland's administrative and judicial centre.

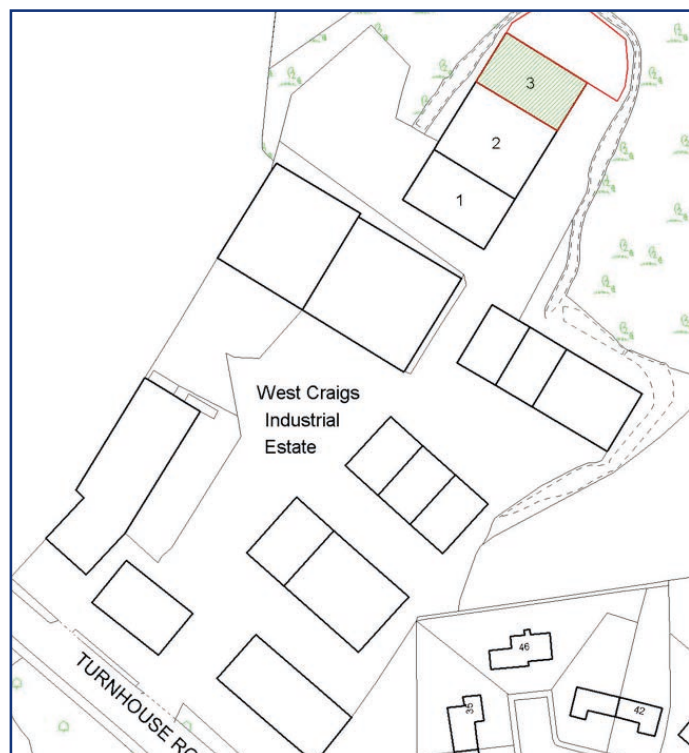
Edinburgh benefits from excellent road communications and is served by the M8 from the west, M90/A9 from the north and the A1 and A7 from the south.

West Craigs Industrial Estate is accessed from Turnhouse Road which is situated approximately 200 yards from Maybury Road (A902) which in turn leads to Queensferry Road (A90) and Glasgow Road (A8). Junction 1 of the City Bypass with access to the M8 is located approximately 2 miles to the south.

### DESCRIPTION

The premises comprise an end terraced unit of steel portal frame construction with brick walls and profile metal sheeting under a pitched roof incorporating translucent roof lights. The premises benefit from a specification including:-

- 3 Phase electricity.
- Electric roller shutter door.
- Eaves height of 4.25 m.
- Two storey offices with suspended ceilings incorporating fluorescent lighting, gas fired central heating via wall mounted radiators and WC facilities.
- Dedicated secure yard to the side with communal yard to the front.



### ACCOMMODATION

The premises provide the following gross internal areas: -

AREA	SQ M	SQ FT
Industrial	287.39	3,094
Office	254.39	2,738
<b>TOTAL</b>	<b>541.78</b>	<b>5,832</b>

In addition, the premises benefits from a secure yard of circa 510.96 sq m (5,500 sq ft)

### LEASE TERMS

The premises are available to let on a new full repairing and insuring lease on a term to be agreed. For further information on lease terms and quoting rent, please contact the joint letting agents.

### EPC

The Energy Performance Certificate (EPC) for the premises is available on request.

### RATEABLE VALUE

The Scottish Assessors Association Portal show the premises having a Rateable Value of £29,400.

### DATE OF ENTRY

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

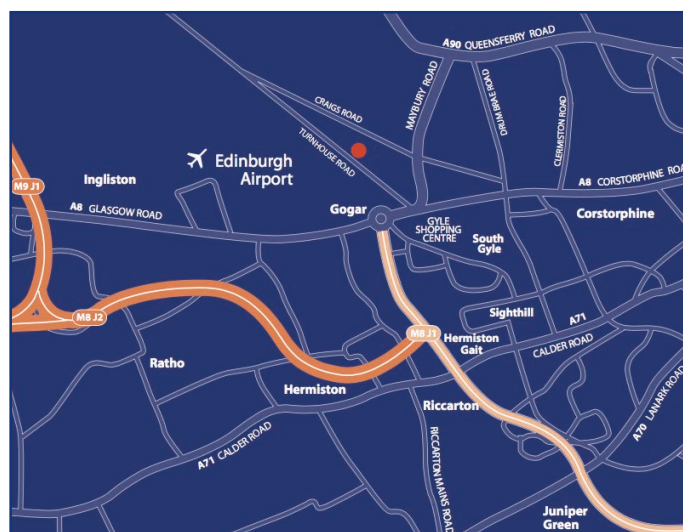
### VIEWING AND FURTHER INFORMATION

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

Niall Burns: D/L: 0131 315 0029  
E-mail: niall@burnsandshaw.co.uk



Ken Pritchard: D/L 0131 300 0445  
E-mail ken@pritchprop.com



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