

ONE SEAFIELD WAY

EDINBURGH
EH15 1TB

**PROMINENT INDUSTRIAL
/ WAREHOUSE PREMISES
WITH LARGE SECURE YARD**

VIDEO ▶

IMMEDIATE ENTRY AVAILABLE

2,891 SQ M (31,123 SQ FT)

POTENTIALLY AVAILABLE IN PART

HIGHLY VISIBLE LOCATION, SUITABLE
FOR A VARIETY OF END USES

SITE AREA 2.45 ACRES

CAR PARKING FOR OVER 150 VEHICLES



PROMINENT INDUSTRIAL / WAREHOUSE PREMISES WITH LARGE SECURE YARD IN A HIGHLY VISIBLE LOCATION



LOCATION

A WELL
ESTABLISHED
BUSINESS
LOCATION

KEY

- 01 Howdens
- 02 Capital Hair & Beauty
- 03 Topps Tiles
- 04 Direct Flooring
- 05 Hilti Store
- 06 Würth Trade Store
- 07 Toolstation
- 08 HSS Hire
- 09 Rembrand Timber
- 10 Bunzl Cleaning & Hygiene
- 11 Screwfix
- 12 Jewson
- 13 Halfords
- 14 McDonald's
- 15 Arnold Clark

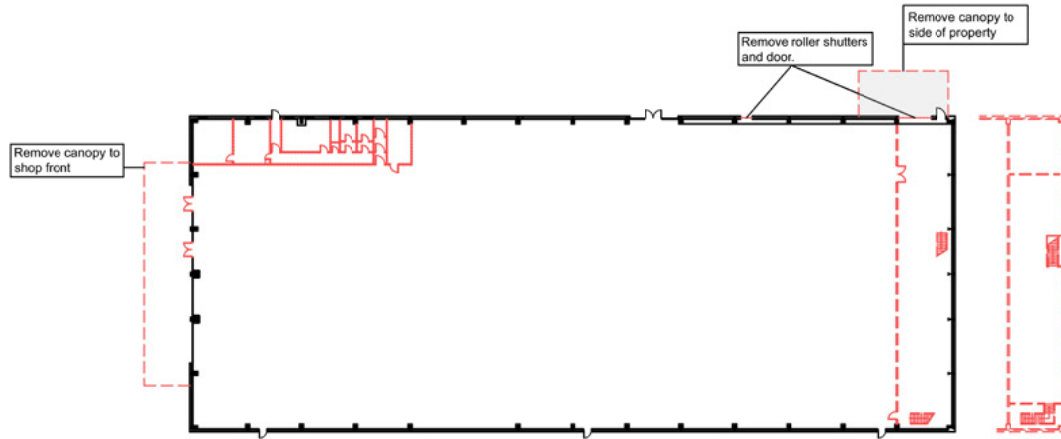
Edinburgh is Scotland's capital city and is situated on the east coast of the country with a population of approximately 500,000 with a greater catchment of c.1.2M. The subject premises are located approximately 3 miles to the east of the city centre on the south side of the A199, Seafield Road East, which forms a major thoroughfare linking Edinburgh via the A1 and city bypass to the south and east of the Lothian's.

The surrounding area is a well-established business location with a mixture of alternate commercial uses from car showroom, retail, trade counter and warehouse and distribution. Neighbouring occupiers within the immediate vicinity include Peter Vardy (BMW & Mini), Graham Builders Merchants, Screwfix, Toolstation, McDonalds and Jewson.

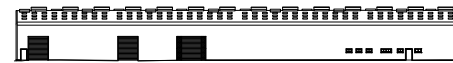
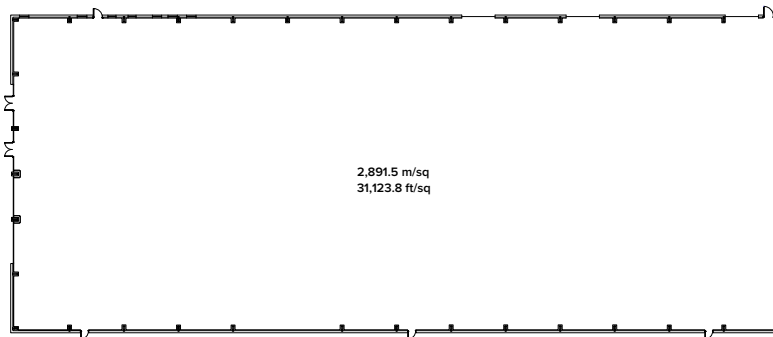


DESCRIPTION

DOWNTAKINGS



PROPOSED

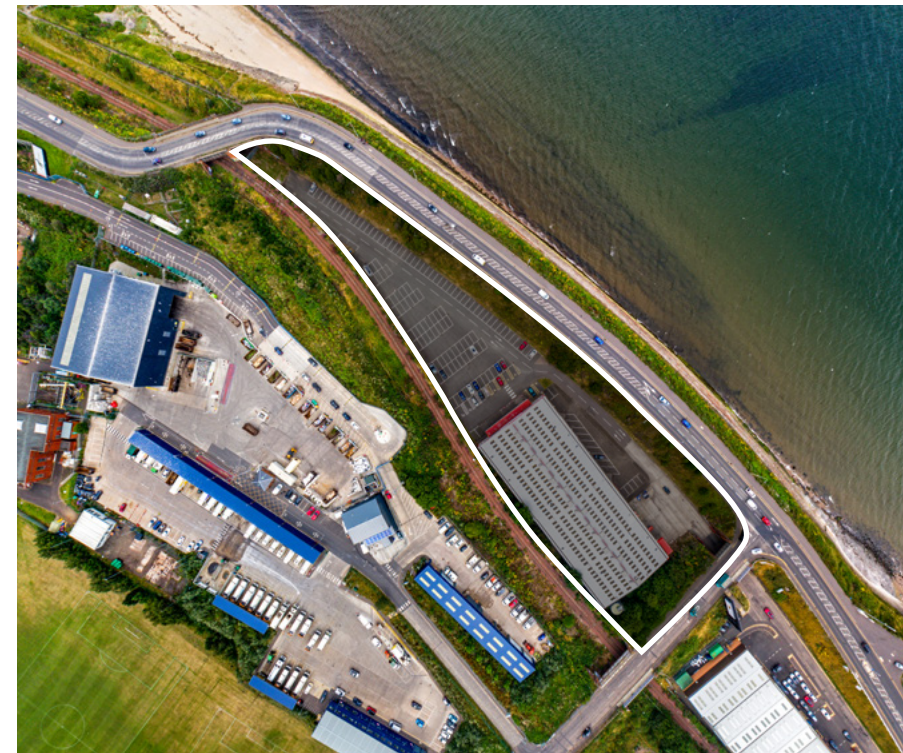


The subject premises comprise a modern detached open plan warehouse with substantial car park and secure yard.

The premises internally are of steel portal frame construction under a pitched roof, with insulated profile sheeting and integrated translucent roof panels. The premises internally provide an open plan warehouse with a concrete floor, and a welfare and utility block located on the north west elevation.

Furthermore, the premises benefit from a large glazed pedestrian access with separate commercial access also provided.

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the Gross Internal Area of the premises to be approximately 31,123 sq ft (2,891 sq m) lying on a secure site are of c.2.45 acres, accommodating in excess of 150 vehicles.



TERMS

The property is available on a new Full Repairing and Insuring basis for a rent and term to be agreed. Further information on the quoting terms are available through the sole letting agent.

BUSINESS RATES

We are advised by the Scottish Assessors Association that the property has a rateable value of £177,750. This results in rates payable (2023/2024) of approximately £88,870 per annum.

VAT

All prices are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

EPC

Energy Performance Certification is available upon request.

PLANNING

The premises currently benefit from Use Class 5 (general industrial) and Class 6 (storage & distribution). Additional information on this planning consent is available upon request.

AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/ exchange, required to enable the agents to meet their respective obligations under the Regulations.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Alan Herriot

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M 07880 722 326

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Ryden

Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. **April 2023.** Designed by thefifthhouse.co.uk



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