

Ryden

TO LET

OPEN PLAN INDUSTRIAL/
WAREHOUSE UNIT
298.2 SQ M (3,209 SQ FT)

FIND OUT MORE AT RYDEN.CO.UK



1B NORTON PARK,
EDINBURGH,
EH7 5RS



CLOSE PROXIMITY
TO CITY CENTRE

COMMUNAL YARD

TO BE REFURBISHED

GENEROUS EAVES HEIGHT



**1 MILE EAST OF
EDINBURGH CITY
CENTRE WITH
EXCELLENT
TRANSPORT
CONNECTIONS
NEARBY**

[FIND ON GOOGLE MAPS](#)



LOCATION

Norton Park benefits from being located within close proximity of Edinburgh City Centre, approximately 1 mile east of Princes Street. The estate is accessed from Easter Road which acts as a main thoroughfare linking Leith to the city centre. London Road lies only 0.2 miles away offering direct access to the A1 offering further connections East/ South.

The site is served with excellent connectivity with several bus connections nearby and Edinburgh Waverly being situated within a 10 minute drive or 20 minute walk.

Occupiers nearby and on the estate include Global Foods, Venture Scotland, Wolsely and Thornbridge.

DESCRIPTION

The subject comprises an open plan industrial/ warehouse premises on the gable end of a terrace consisting of 4 units.

The subject is of steel portal frame construction over a concrete floor with blockwork walls to dado level and profile cladding. The premises benefits from an insulated pitched roof with integrated translucent roof panels supplemented further by sodium light fitments.

Internally, the premises offers generous eaves height with a minimum of 5.48m and a maximum of 6.78m. The open plan layout includes 2 WC facilities and benefits from 3 phase power, water and a fire detection system.

Access to the premise is via an electric up and over door measuring 3.7m in width and 4m in height with separate pedestrian access also provided. Externally there is common parking available.

ACCOMMODATION

The premise has been measure in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

PREMISE	SQ M	SQ FT
UNIT 1B	298.2	3,209

TERMS

The premises are available at a rental of £40,000 per annum.

BUSINESS RATES

In the usual way it will be the ingoing tenant's responsibility for paying the business rates associated with these premises.

The current rateable value (2023/24) is £22,200.

EPC

A copy of the Energy Performance Certificate is available upon request.

VAT

All rents are quoted exclusive of VAT.

LEGAL COSTS

In the usual manner the ingoing tenant will be responsible for their own legal costs incurred.



