

Ryden

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

1,895 SQ.FT (176 SQ.M)



**BLOCK 2, UNIT 1
(UNIT 15), WEST
TELFERTON
INDUSTRIAL ESTATE
EDINBURGH
EH7 6UL**

**WELL ESTABLISHED
BUSINESS LOCATION**

**MODERN INDUSTRIAL
UNIT**

**WITHIN CLOSE PROXIMITY
OF THE CITY CENTRE**

LOCATION

The subject premises are located within the well-established West Telferton Industrial Estate, situated approximately 2 miles east of Edinburgh City Centre. Access to the estate is achieved via Portobello Road, acting as a primary thoroughfare between East Lothian and Edinburgh City Centre, and benefits from ease of access to the A1 and the Edinburgh City Bypass.

Other occupiers within the vicinity include Apex Signs, McHale Plant Sales, Royal Mail, Travis Perkins and Easter Road Plastics Ltd.

DESCRIPTION

The subjects comprise a modern semi-detached industrial unit of steel portal frame construction, over a concrete floor, with half height masonry walls and steel profiled cladding. The roof is mono-pitched, metal profiled clad with integrated translucent panels providing natural light which is further supplemented by fluorescent strip lighting. An up-and-over electric door provides access to the warehouse accommodation which extends to a maximum eaves height of 4.83m.

There is also communal yard space and parking with the unit.

Internally, the premises have been configured to provide an open-plan warehouse accommodation with separate cellular reception/office space and double WC facilities. An additional pedestrian entrance provides access to the office accommodation.

The property is serviced by three phase electricity (3 phase 60 amp supply), mains water and a fire alarm system also installed within the premises.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and estimates the gross internal area to be 1,895 sq ft (176 sq m).

LEASE TERMS

The property is available at £24,500 per annum, on a new Full Repairing and Insuring lease, for a term to be agreed.

Further information is available from the sole letting agents.

SERVICE CHARGE

There is a small service charge for the maintenance of the common areas.

Further details available on request.

BUSINESS RATES

We have been advised by the local assessor that the property currently has a rateable value of £13,600, with rates currently payable of £6,773 per annum. The incoming Tenant may benefit from the Small Business Rates Relief scheme. Interested parties are advised to make their own enquiries with the local assessor in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The building has an energy performance rating of C.

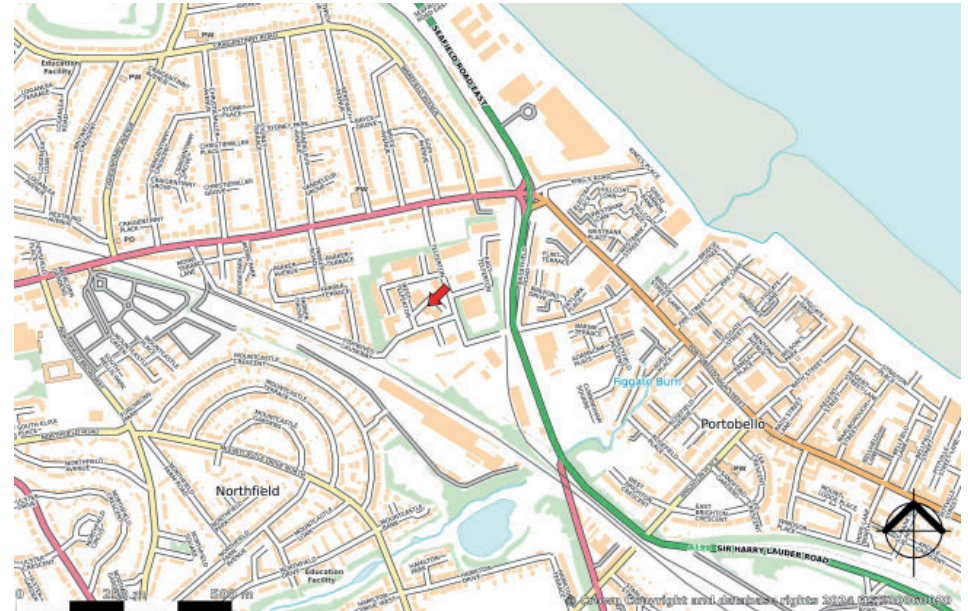
A copy of the energy performance certificate is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon.

VAT

All prices quoted are exclusive of VAT.



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GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents:

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Ryden

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. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of the property whose agents they are given 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 whatsoever in relation to this property. **February 2024**

