

UNIT ONE

AT INDUSTRIAL ESTATE

SIR HARRY
LAUDER ROAD
EDINBURGH
EH15 2QA

TO LET

Modern Industrial /
Trade Counter Premises
469 sq m (5,048 sq ft)

HIGHLIGHTS

Well established
industrial / trade location

Convenient access to Edinburgh
city centre, City Bypass and A1

Currently undergoing
refurbishment

EPC A rating

Adjoining occupiers include
Dingbro, Travis Perkins, Euro Car
Parts, Headlam, Eurocell, PDM
and Atom Supplies



Find on Google



LOCATION

A1 Industrial Park is situated immediately off Sir Harry Lauder Road, to the east of Edinburgh city centre. The Park benefits from excellent communication links with both the A1 and the Edinburgh city bypass. The estate is also well positioned for easy access to Edinburgh city centre and Leith.

Current occupiers include Dingbro, Travis Perkins, Euro Car Parts, Headlam, Eurocell, PDM and Atom Supplies.



Find on Google

SPECIFICATION

The property is currently undergoing a refurbishment and will benefit from the following specification:

- Steel portal frame with insulated steel cladding
- 6.5m to underside of haunch of steel frame
- Reinforced concrete floor slab with power floated finish
- Tarmac service yard
- Aluminium double glazed window units on the front elevation
- 4m x 5m insulated overhead electrically operated production doors
- 3 phase electrical supply
- New LED Lighting to be installed
- New roof lights

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide a gross internal area of 469 sq m (5,048 sq ft).

Externally the property benefits from excellent car parking and heavy vehicle access.



EXCELLENT COMMUNICATION LINKS WITH BOTH THE A1 AND THE EDINBURGH CITY BYPASS



BUSINESS RATES

We are advised by the local Assessor the property currently has a Rateable Value of £37,600 resulting in Rates Payable (2023/2024) of approximately £18,725 per annum.

TERMS

The property is available on a new Full Repairing & Insuring basis for a rent and term to be agreed. Further information on lease terms are available from the letting agents.

VAT

All figures quoted are exclusive of VAT which will be payable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Unit 1 has an EPC 'A' rating.

VIEWING & FURTHER INFORMATION

CAMERON WHYTE

T 07789 003 148
E cameron.whyte@ryden.co.uk

NEIL MCALLISTER

T 07831 610 721
E neil.mcallister@ryden.co.uk

BRUCE STEWART

T 07920 244 328
E bryce.stewart@montagu-evans.co.uk

ANDREW VEITCH

T 07826 947 321
E andrew.veitch@montagu-evans.co.uk

Ryden.co.uk
0131 225 6612

**MONTAGU
EVANS**

PROPERTY MISDESCRIPTION ACT 1991. These particulars are intended to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances have relied on information provided by others. There will be no liability as a result of any error or omission in these particulars, which do not form any part of a contract. Our clients reserve the right to alter/amend future phases. March 2024. **Designed by thefifthhouse.co.uk**

