

# TO LET

2 East Telferton Industrial Estate, Edinburgh, EH7 6XD

PRELIMINARY DETAILS

# THE Printworks

Modern stand-alone business premises  
Size – 25,133 sq ft (2,335 sq m) on 2.4 acres

- Suitable for a variety of end uses
- Large secure yard
- To be extensively refurbished
- Expansion capabilities

## LOCATION

The subject premises are located within the well-established Telferton Industrial Estate, approximately 2 miles east of Edinburgh city centre and 1 mile west of Portobello. Access to the estate is achieved via Inchview Terrace (A1140) acting as a primary thoroughfare between East Lothian and Edinburgh and benefits from ease of access to Sir Harry Lauder Road (A199), Seafield Road East, the A1 (Edinburgh to London) and Edinburgh City Bypass (A720).

More precisely the premises are located on the corner of Fishwives Causeway and Telferton on the east side of estate with visibility on the main estate and Sir Harry Lauder Road.

The property lies within a mix use area, with residential, car showroom, retail and industrial all within close proximity, the neighbouring commercial occupiers within the immediate vicinity to include: Travis Perkins, Aldi, Kwik-Fit, Royal Mail, Lothian Buses and Peter Vardy BMW.

## DESCRIPTION

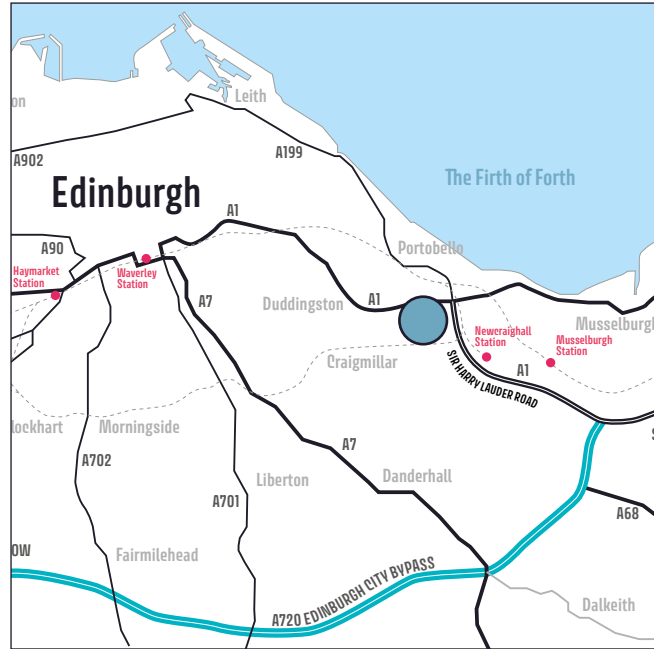
The property occupies a prominent position on East Telferton Industrial Estate and comprises a purpose built distribution / manufacturing premises of steel portal frame construction with a concrete floor. The walls are brickwork to dado level, surmounted by insulated profile cladding and roof covering.

The premises themselves are arranged to provide predominantly open plan warehouse / industrial area with 2-storey offices. The warehouse benefits from sodium light fittings and a high level of natural daylight via double glazed window fittings and translucent roof panels. The 2-storey offices are arranged to provide open plan and cellular accommodation with suspended ceiling and integrated lighting, carpet tiles and perimeter trunking. Furthermore, there is male and female toilets in both areas and a kitchen facility.

The premises are alarmed and have full connectivity to the grid via gas, electricity and water.

Access to the premises is via 2 commercial up and over doors with separate pedestrian access via a glazed foyer into the office element.

Externally the premises benefit from a large secure yard and staff car parking for over 40 vehicles, with a mixture of monoblock and tarmacadam finish.



# ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Gross Internal Area (GIA) are estimated to be as follows:

Accommodation	Sq M	Sq Ft
Offices GF	332	3,482
Offices 1F	332	3,482
Warehouse	1,688	18,169
<b>Total</b>	<b>2,335</b>	<b>25,133</b>

The premises benefit from a secure site of approximately 2.4 acres with a site coverage of approximately 24%, offering ample opportunity for the premises to be extended.





## LEASE TERMS

The property is available on a Full Repairing and Insuring lease for a term to be agreed. For further information please contact the sole letting agent.

## ENERGY PERFORMANCE CERTIFICATE

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

## BUSINESS RATES

We have been advised by the local assessor that the property has a current Rateable Value of £203,250 which results in rates payable (2023/2024) of approximately £101,500 per annum.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT hereon in. All prices quoted are exclusive of VAT.



## REFURBISHMENT WORKS

The premises are due to undergo an extensive refurbishment. Works can be tailored to suit an ingoing occupier. For additional information on the proposed works, please contact the sole letting agent.

## FURTHER INFORMATION

Please contact:

**Alan Herriot**

T: 07880 722 326

E: alan.herriot@ryden.co.uk

**Jack Chandler**

T: 07425 320 611

E: jack.chandler@ryden.co.uk

**Ryden**.co.uk  
0131 225 6612

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