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## MODERN INDUSTRIAL/ WAREHOUSE PREMISES

- > WELL ESTABLISHED BUSINESS LOCATION
- > CLOSE PROXIMITY TO EDINBURGH CITY AND ARTERIAL MOTORWAYS
- > GROSS AREA 1,952.82 SQ. M. (21,020 SQ. FT.)
- > PLUS FULL LENGTH MEZZANINE STORAGE
- > ANNUAL RENT £152,000 PER ANNUM

**TO LET**

**UNITS A3 & A4, CLIFTONHALL ROAD INDUSTRIAL ESTATE, NEWBRIDGE, EDINBURGH, EH28 8TP**

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**LOCATION**

Edinburgh is Scotland’s capital city and the location of the Scottish Parliament situated on the banks of the Firth of Forth within Midlothian, located approximately 60 miles to the south of Dundee and approximately 40 miles to the east of Glasgow with a resident population of approximately 500,000.

Newbridge itself is located approximately 8 miles west of Edinburgh City Centre and 2 miles west of Edinburgh airport. Newbridge Industrial Estate is one of Edinburgh’s premier industrial estates, which is extremely well-established, home to many national and international occupiers and is in close proximity to Newbridge Interchange which serves the Scottish motorway network with direct access onto the M8 and M9 motorways. Approximately 90% of the Scottish population is within 1.5 hours drive of this location. Reputable occupiers within the estate include DPD, Batleys, Menzies distribution HSS Hire, Hovis, Edgen Murray Europe and Scania.

Other occupiers in the area include Wolseley and Howdens.

**DESCRIPTION**

The subjects comprise an end terraced warehouse with two interlinked units within a parade of similar units.

The property is of steel frame construction infilled with brick to a height of 2.75 m and clad externally with profile metal sheeting. The roof is pitched and clad with corrugated sheet asbestos.

There is a communal service yard to the front.

Internally the subjects comprise an open plan distribution warehouse benefitting from a large full length mezzanine area.

The subjects would suit a variety of occupier uses and benefits from an eaves height of 6.5m.

Loading doors provide a width of 4.5m and a height of 4.95m.

ACCOMMODATION	SQ. M.	SQ. FT.
Ground Floor		
Warehouse	1,952.82	21,020
TOTAL	1,952.82	21,020



**TERMS**

Our client is seeking to assign their existing leasehold interest which expires 6<sup>th</sup> November 2027 at an annual rent of £152,000 (reviewed 7<sup>th</sup> Dec 2022). There are no further rent review.

**VAT**

Figures are quoted exclusive of VAT.

**RATEABLE VALUE**

£121,500 The subjects are entered in the current Valuation Roll at a rateable value of £121,500 which results in net annual payable rates of approximately £63,666.

**EPC**

Available upon request.

**LEGAL COSTS**

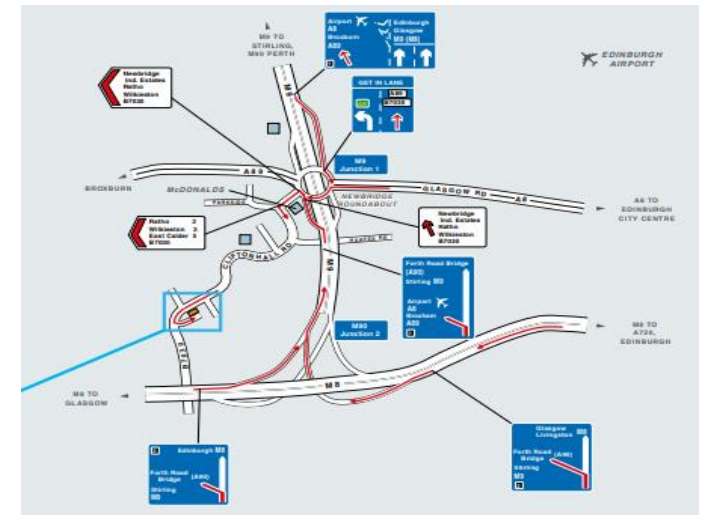
Each party to bear their own legal costs in connection with this transaction.

**VIEWING/FURTHER INFORMATION**

Strictly by appointment with the sole letting agent.

**MONEY LAUNDERING**

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors**

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Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) 0131 225 1234

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2024**

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