

Ryden

TO LET

**INDUSTRIAL /
SHOWROOM PREMISES**
377.5 SQ M (4,063 SQ FT)

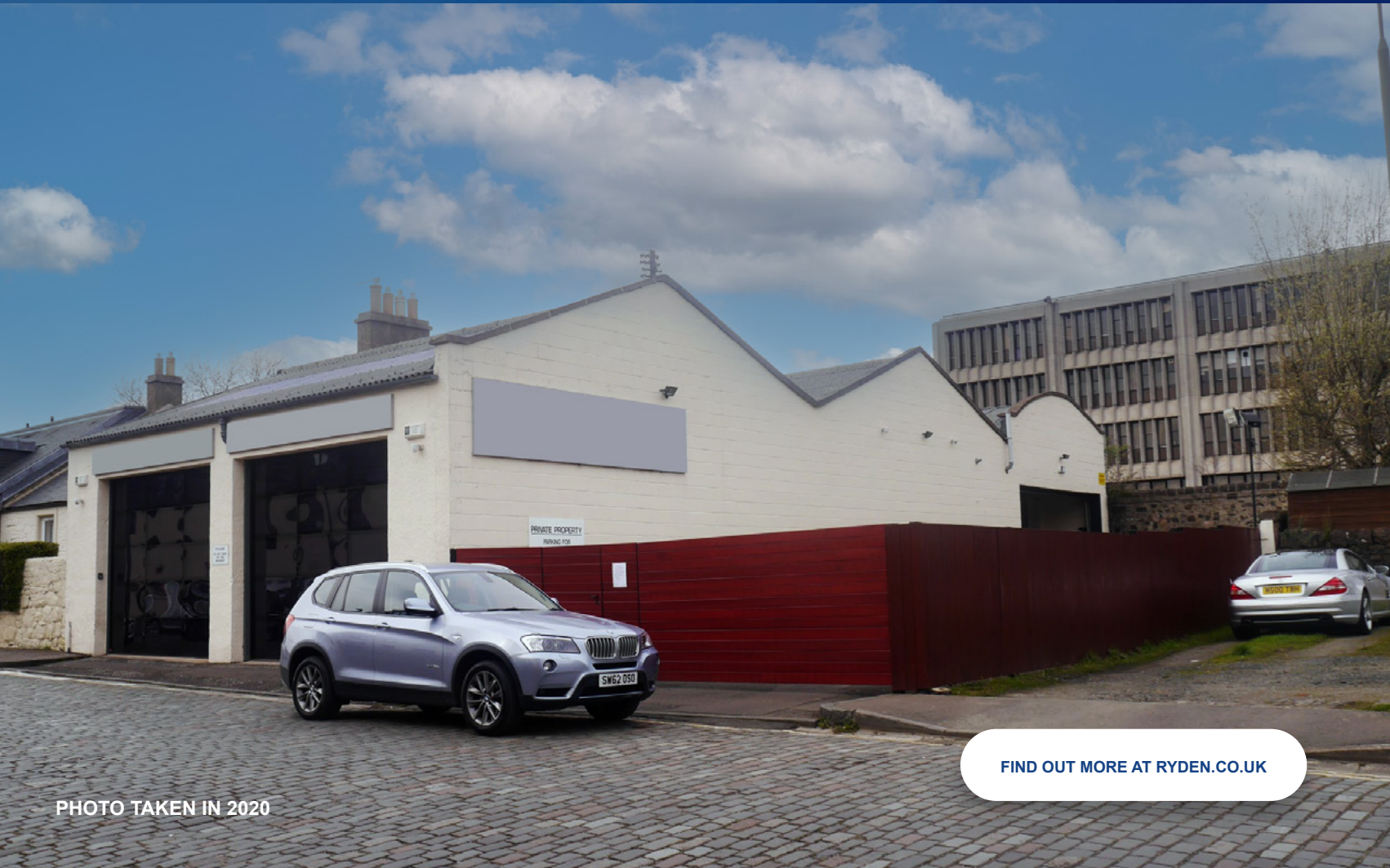


PHOTO TAKEN IN 2020



**5 DEVON PLACE
EDINBURGH
EH12 5HJ**

**PROMINENT ROADSIDE
LOCATION**

AVAILABLE MARCH 2024

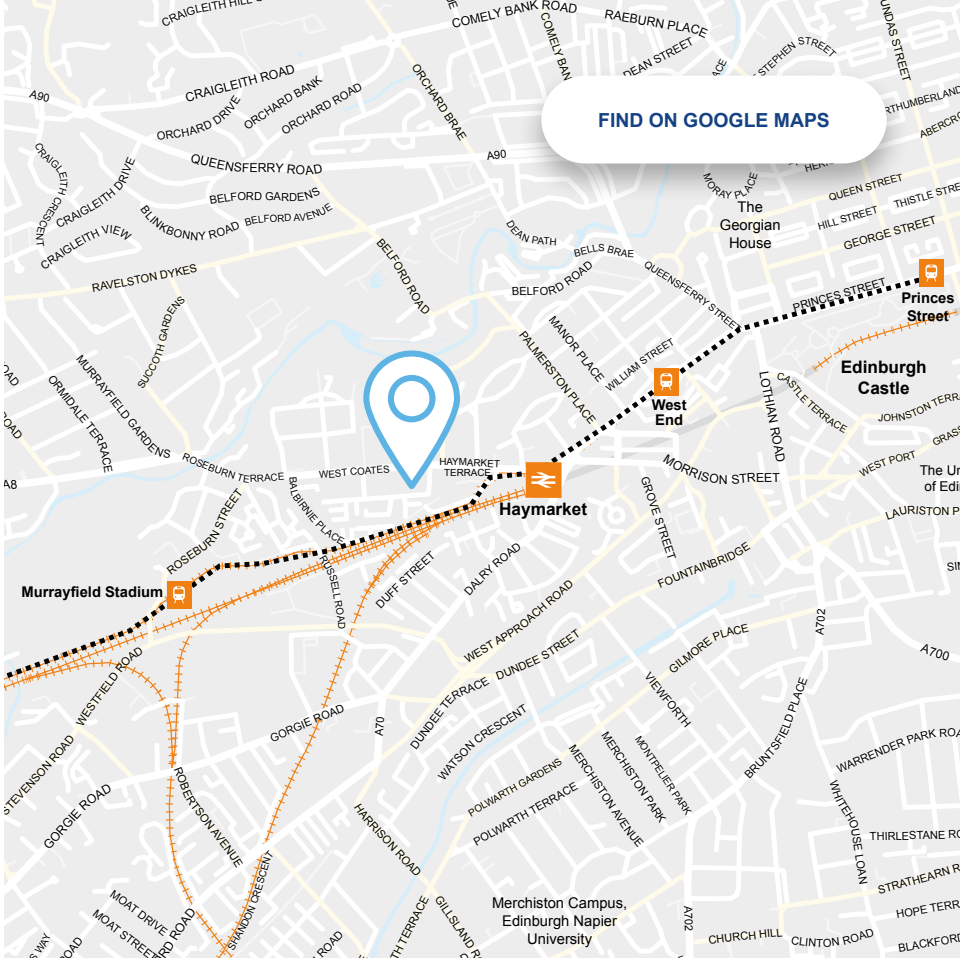
FLEXIBLE TERMS

SECURE YARD

**CLOSE PROXIMITY
TO CITY CENTRE**

**THREE LARGE
COMMERCIAL DOORS**

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



[FIND ON GOOGLE MAPS](#)

LOCATION

The subject premises are located off Devon Place lying off West Coates/ Haymarket Terrace which acts as a major thoroughfare connecting the Roseburn/ Murrayfield area to the city centre.

Devon Place is located within the Haymarket district of Edinburgh situated approximately 1 mile to the west of the city centre in a thriving commercial area. The location is served via excellent transportation links with Haymarket railway station and Edinburgh tram stop within close proximity.

In addition there are numerous bus routes located on West Coates and Haymarket Terrace which in turn connects to Devon Place.

Principle occupiers within the immediate vicinity include: Royal London, Scottish Enterprise, The Institute of Chartered Accountants of Scotland and the newly opened Four Points by Sheraton hotel.

DESCRIPTION






The subject premises comprise a semi-detached brick built industrial / showroom with a mixture of double pitched and barrel vaulted roofs with integrated translucent roof panels.

Internally the premises are predominantly open plan and are split into two elements; workshop/stores to the rear and showroom with ancillary office, tea preparation and toilet facilities to the front. The premises are accessed via three electric commercial up and over doors with separate pedestrian access also being provided.

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SPECIFICATION

The property further benefits from the following:

-  Internal eaves height from 4m rising to 5.6m
-  Sodium light fittings
-  Gas supply
-  Alarm
-  Concrete floor / tiles in part

BUSINESS RATES

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

The current rateable value is £20,200.

ENERGY PERFORMANCE CERTIFICATE

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 incoming tenant will be responsible for their own legal costs incurred.

TERMS

The premises are available from March 2024 at a rental of £45,000 per annum.



PHOTO TAKEN IN 2020

PHOTO TAKEN IN 2023





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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 this 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**

