



**Unit 18 West Telferton Industrial Estate,  
Edinburgh, EH7 6UL**

- Industrial accommodation extending to 297 sqm (3,196 sq ft) (GIA)
- Well established business location within 3 miles of Edinburgh City Centre.
- Benefits from 6 dedicated car-parking spaces
- Offers over £37,500 per annum (Exclusive of VAT).

## LOCATION

West Telferton is a popular trading estate on the outskirts of the district of Portobello. More specifically the subjects are strategically located within the popular Telferton Industrial Estate, being situated approximately 3 miles northeast of Edinburgh city centre.

Access to the estate is taken from the A199 which in turn connects directly to the A1 and the City of Edinburgh Bypass. Neighbouring occupiers include Style Flooring Edinburgh Ltd, Richard Wylie Upholstery, BNB Property Services amongst others.

## DESCRIPTION

Unit 18 West Telferton comprises an end terraced steel framed industrial unit clad in profile metal sheeting, externally and surmounted by a pitched roof also clad in same.

Internally, the subjects are laid out to provide in the main an open plan warehouse accommodation whilst benefitting from a small office/tea prep and w/c facilities.

## SPECIFICATION

- Min Eaves 3.2m
- Max Eaves 5.6m
- 3 phase electrical power supply
- Roller shutter access
- 6 dedicated car-parking spaces

## ACCOMMODATION

We have measured the property in accordance with the RICS code of Measuring Practice 6th Edition on a Gross Internal Area basis in the order of: 297 Sqm (3,196 Sq Ft)

## RENT

We are seeking offers over £37,500 per annum on new full repairing and insuring terms.

## RATEABLE VALUE

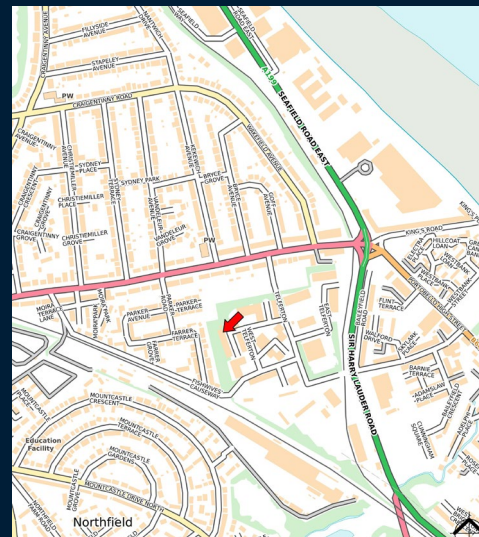
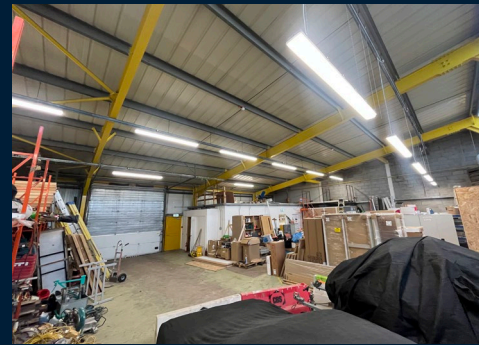
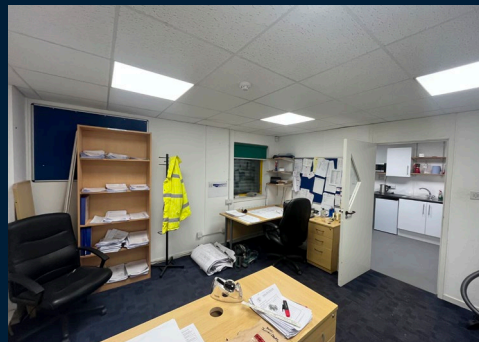
With reference to the Scottish Assessors Association Website we note that the current rateable value is £22,000.

## EPC

A copy of the Energy Performance Certificate can be given upon request.

## LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred within this transaction. The tenant shall be responsible for any registration dues. All prices quoted exclusive of VAT.



For any queries or to arrange a viewing, please contact —

**GRAHAM SIBBALD**



**Ross Chinnery**

Associate

ross.chinnery@g-s.co.uk

07584 061146



**Ross Wilson**

Partner

ross.wilson@g-s.co.uk

07803 896 939

## IMPORTANT NOTICE

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