

TO LET

WORKSHOP / WAREHOUSE WITH LARGE SECURE YARD



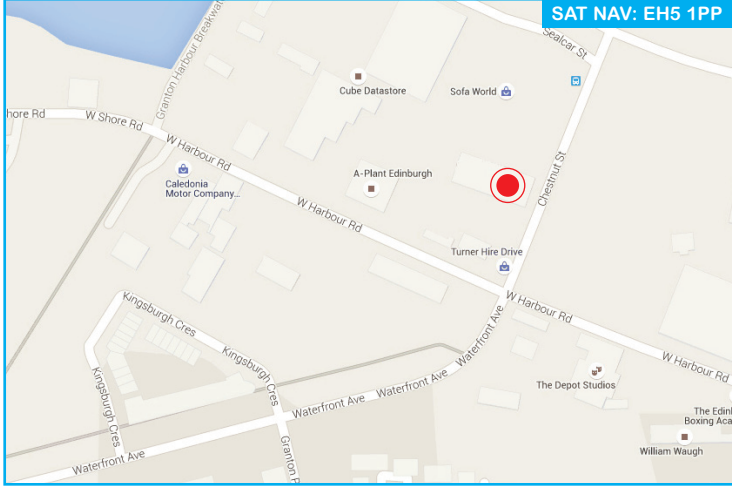
627 sq m (6,749 sq ft)

UNITS 3&4
57 WEST HARBOUR ROAD
GRANTON
EDINBURGH
EH5 1PP

Location

The premises are situated on West Harbour Road in the Granton area of Edinburgh approximately 3 miles north of Edinburgh City Centre.

The surrounding area is well served by local amenities with neighbouring occupiers including Len Lothian Self Storage, Scottish & Southern Energy and Clockwork Removals.



Description

The premises comprise an end of terrace industrial/workshop unit with brick walls under a pitched insulated roof. The premises have recently been refurbished to a high standard and benefit from a specification including:

- Eaves Height of 3.1 m to the underside of the haunch.
- Electric up & over roller shutter doors.
- Internal office block with cellular offices, tea-prep, WC facilities.
- The offices benefit from gas fired central heating.
- Dedicated Secure Yard.

Rates

The Scottish Assessors Association Portal shows the premises entered in the Valuation Roll as follows:-

Description - Workshop

Rateable Value - £29,000

EPC

The Energy Performance Indicator (EPC) for the subjects is band D.

Accommodation

The premises provide the following approximate gross internal area:-

Total | 627 sq m | 6,749 sq ft

Lease Terms

The premises are available to let on new full repairing and insuring terms. For further information on lease terms and quoting rent, please contact the joint letting agents.

Viewing and Further Information

To arrange a viewing or for further information please contact either:

Scott McNicol D/L: 0141 779 7741

E-mail: scott@mcnicolproperty.co.uk

Niall Burns: D/L: 0131 315 0029

E-mail: niall@burnsandshaw.co.uk

Adam Shaw: D/L: 0131 315 0382

E-mail: adam@burnsandshaw.co.uk

Date of Entry

The date of entry will be on conclusion of legal missives.



IMPORTANT NOTICE (Date of Publication December 2015)

McNicol Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of McNicol Property Consultants has any authority to make or give any representation or warranty whatever in relation to the property.
- All prices, premiums and rents quoted are exclusive of VAT.
- These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of correspondence with our clients' solicitors.
- Photographs & drawings for illustration purposes only.