

Industrial

Unit 8 | Forth Industrial Estate

📍 Seaclarr Street, Edinburgh, EH5 1RF

Unit 8 | 5,019 sq ft

High quality industrial accommodation coming soon

Industrial Unit located within Granton Harbour area approximately 3 miles north of Edinburgh City Centre, strategically located providing easy access to Leith, the A902 and the M8/M9 motorways heading to Glasgow and Stirling. Granton is currently undergoing an extensive regeneration including new residential, community and leisure development.

Unit 8 provides open plan industrial or workshop area with a concrete floor and a minimum eaves height of 6.5m, together with amenities of office, WC and kitchenette. The Unit will have undergone an internal refurbishment.

Lease Type

New



✔ Unit Summary

- Refurbished Unit
- 3 Phase Power
- Electric Roller Shutter Door
- 24 Hour Access
- Flexible Space
- Car Parking

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£48,900.00	£9.74
Rates	£15,775.20	£3.14
Maintenance Charge	£7,100.00	£1.41
Insurance	£1,003.80	£0.20
Total Cost	£72,779.00	£14.50

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/UIP0101020

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Location

The estate is located in the suburb of Granton approximately 3 miles north of Edinburgh city centre and is strategically located providing easy access central Edinburgh, Leith and to the A902 which in turn connects to the M8 and M9 motorways heading to Glasgow and Stirling respectively. The premises are situated on Sealcarr Street in the Granton area of Edinburgh which is currently undergoing extensive regeneration with new residential and leisure developments planned.



Road

Approximately 3 miles north of Edinburgh city centre with easy access to the M8 and M9 motorways



Airport

Edinburgh Airport is under 10 miles away



Rail

Approximately 3 miles north of Edinburgh city centre with easy access to the M8 and M9 motorways

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	E (70)



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Key Contact



Heather Graham

Customer Engagement Manager

"Heather joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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