

Industrial

Unit 2C | R6 Industrial Estate

📍 Queen Anne Drive, Newbridge, EH28 8LH

Unit 2C | 5,248 sq ft

Modern industrial unit available soon

The space is suitable for a variety of uses including light industrial, manufacturing, retail warehouse/trade counter or secure storage space. The unit is within a well kept, securely gated estate and offers ample shared parking for staff and customers.

Lease Type

New



✔ Unit Summary

- 24 Hour Access
- Flexible Space
- Premier Industrial Location
- Electric Roller Shutter Door
- Refurbished Unit
- Well Maintained Estate

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£51,500.00	£9.81
Rates	£16,483.80	£3.14
Maintenance Charge	£7,600.00	£1.45
Insurance	£1,049.60	£0.20
Total Cost	£76,633.40	£14.60

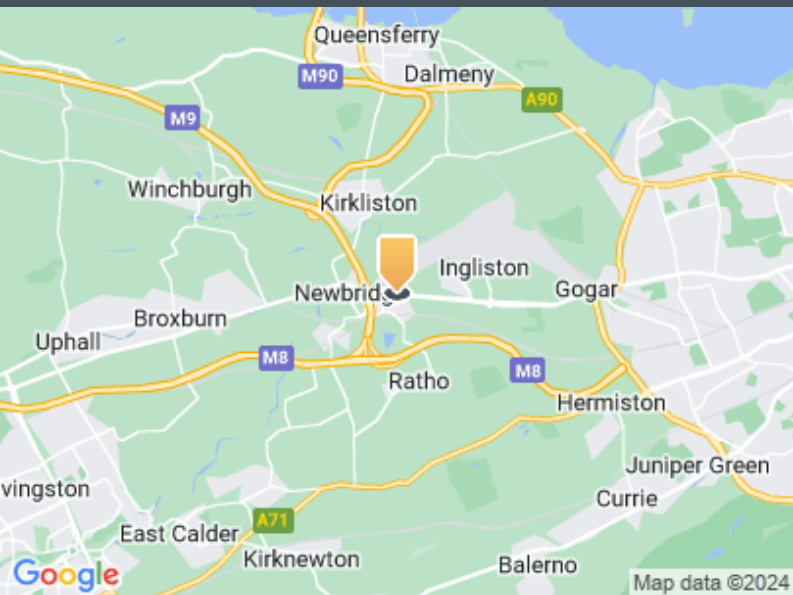
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-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

➔ For more info please visit: unit.info/UIP0101072

+440 808 169 7554

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Location

R6 Industrial Estate is located in one of central Scotland's most strategic industrial, manufacturing and distribution locations. It is situated approximately 8 miles west of Edinburgh City Centre.



Road

The estate is situated approximately 8 mile west of Edinburgh City Centre



Airport

Edinburgh Airport is a short 5 minute drive away



Rail

The estate is situated approximately 8 mile west of Edinburgh City Centre

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 (65)

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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