



[www.a1industrialpark.com](http://www.a1industrialpark.com)

**A1**

# INDUSTRIAL PARK

Sir Harry Lauder Road, Edinburgh EH15 2QA

**Tenants include:** Dingbro, Speedy Hire, Euro Car Parts, Superfeet, Edinburgh Tea & Coffee Company, Eurocell and PDM

**Standard Life**  
Investments

**TO LET** MODERN INDUSTRIAL/TRADE UNITS  
FROM **938 SQ M** (10,100 SQ FT) TO **1,876 SQ M** (20,193 SQ FT)

A1 Industrial Park is situated immediately off Sir Harry Lauder Road, to the east of Edinburgh city centre. The Park benefits from excellent communication links with both the A1 and the Edinburgh city bypass. The estate is also well positioned for easy access to Edinburgh city centre and Leith.

A1 Industrial Park, Edinburgh is a development providing light industrial accommodation. Current occupiers include Dingbro, Speedy Hire, Euro Car Parts, Superfeet, Edinburgh Tea & Coffee Company, Eurocell and PDM.

#### SPECIFICATION

- Steel portal frame with insulated steel cladding
- 6.5m to underside of haunch of steel frame
- Reinforced concrete floor slab with power floated finish
- Tarmac service yard
- Aluminium double glazed window units on the front elevation
- Gas supply to each unit
- 4m x 5m insulated overhead electrically operated production doors

#### ACCOMMODATION

The units are suitable for industrial or distribution uses.

#### UNITS AVAILABLE

|                     | sq m  | sq ft  |
|---------------------|-------|--------|
| <b>UNITS 3 TO 6</b> | 1,876 | 20,193 |

The accommodation is available as a whole or it can be sub-divided to provide units of 938 sq m (10,100 sq ft) or 1,407 sq m (15,150 sq ft).



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### RATEABLE VALUE

The assessors website advises that the subjects have the following Rateable Value:

UNITS 3, 4, 5 & 6    £120,750

Units will be required to be re-assessed if split.  
Please consult the SAA website for further information  
([www.saa.gov.uk](http://www.saa.gov.uk)).

### SERVICE CHARGE

A service charge for the common maintenance and management of the Estate applies to each unit.

### DATE OF ENTRY

Immediate entry is available.

### EPC

EPC rating for accommodation is 'D'.

### TERMS

Further details are available from the joint letting agents.

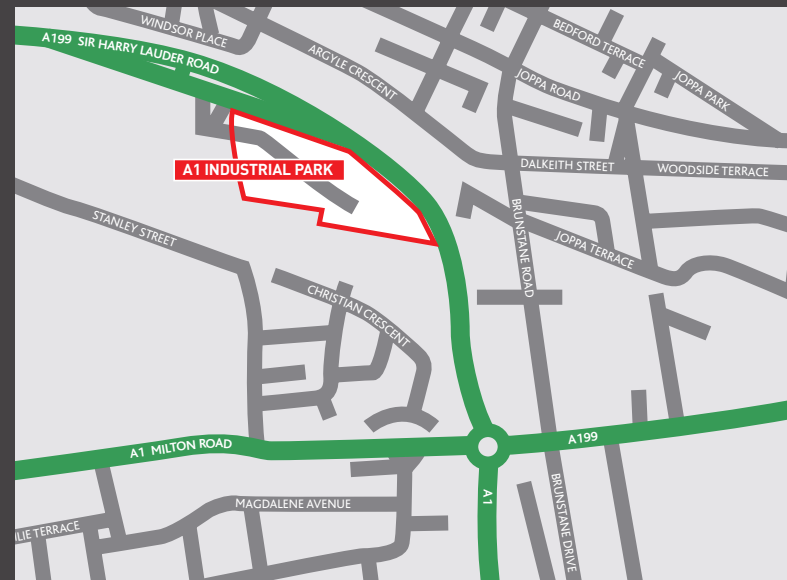
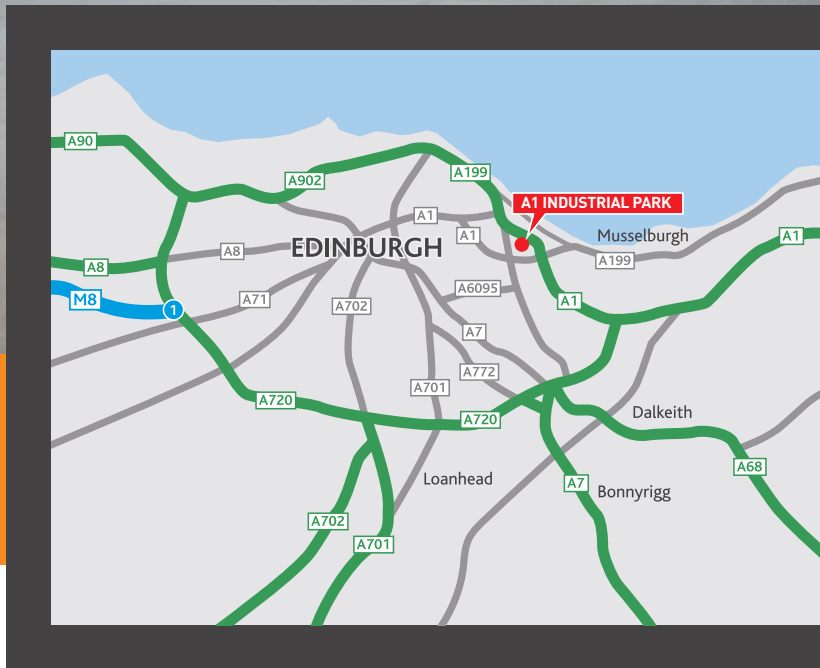




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**FURTHER INFORMATION**

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