

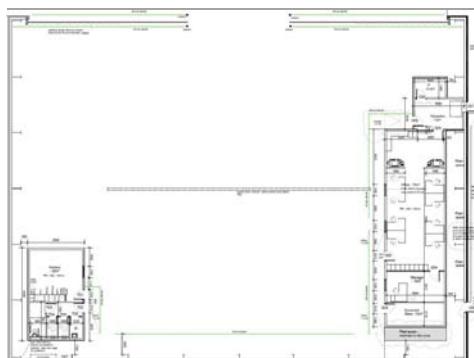
# To Let

Building 55100  
Eastfield Avenue  
Edinburgh  
EH12 9DN



## Highlights

- Excellent Location
- Modern Premises
- 9m eaves height
- Large secure yard
- Flexible lease terms
- Allocated car parking



## Location

Edinburgh is Scotland's capital City with a population in the region of 490,000. The city is home to a number of financial institutes and is quickly becoming a popular destination for tech based companies. Edinburgh was recently voted the best city to live and work in.

Located on the west side of the City, it is well connected by the M8 and M9 motorways, and to the city centre.

## Description

Edinburgh Airport is the busiest Airport in Scotland, with 14.3 million passengers in 2018.

The property itself is located within Edinburgh Airport through vehicular security barriers. Constructed of a steel portal frame with insulated steel pressed panelling on a concrete base. The roof incorporates 10% translucent panelling to allow for natural light. High bay sodium lights provide artificial lighting. Access to the workshop is taken via the double concertina electrically operated doors.

Internally, there is open plan office accommodation of painted plasterboard ceiling and walls, with carpeted concrete floor. Heating is via

wall mounted electric panel heaters and lighting through fluorescent. There is also male and female WC facilities along with a kitchen.

Externally there is a secure yard, bound by a metal fence. There is also additional yardage to the front of the property and associated car parking.

## Accommodation

We have calculated the following gross internal area of the property in accordance with the RICS Code of Measurement Practice (6th Edition):

Description	SQ M	SQ FT
Workshop	1,078.58	11,610
Office etc	341.12	3,672
Total	1,419.70	15,282

A secure mixed concrete/tarmac surfaced yard up to 1 acre is also available to the north of the subjects.

## Tenure

The property is available on full repairing and insuring terms for a negotiable period. Please contact the letting agent for full details.

## Rates

To be re-assessed upon occupation.

## Utilities

The subject property is connected to private utilities controlled by Edinburgh Airport. Further information is available upon request.

## Energy Performance Certificate

We understand the property has an EPC rating of C.

## VAT

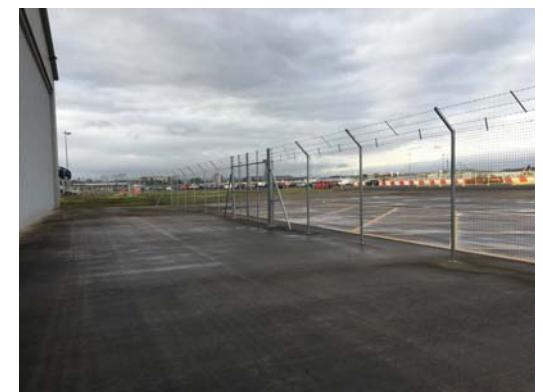
VAT is applicable.

## Legal Costs

Each party will be responsible for the own legal costs in this transaction.

## Viewings

All viewings strictly with the sole letting agent.



For further information please contact:

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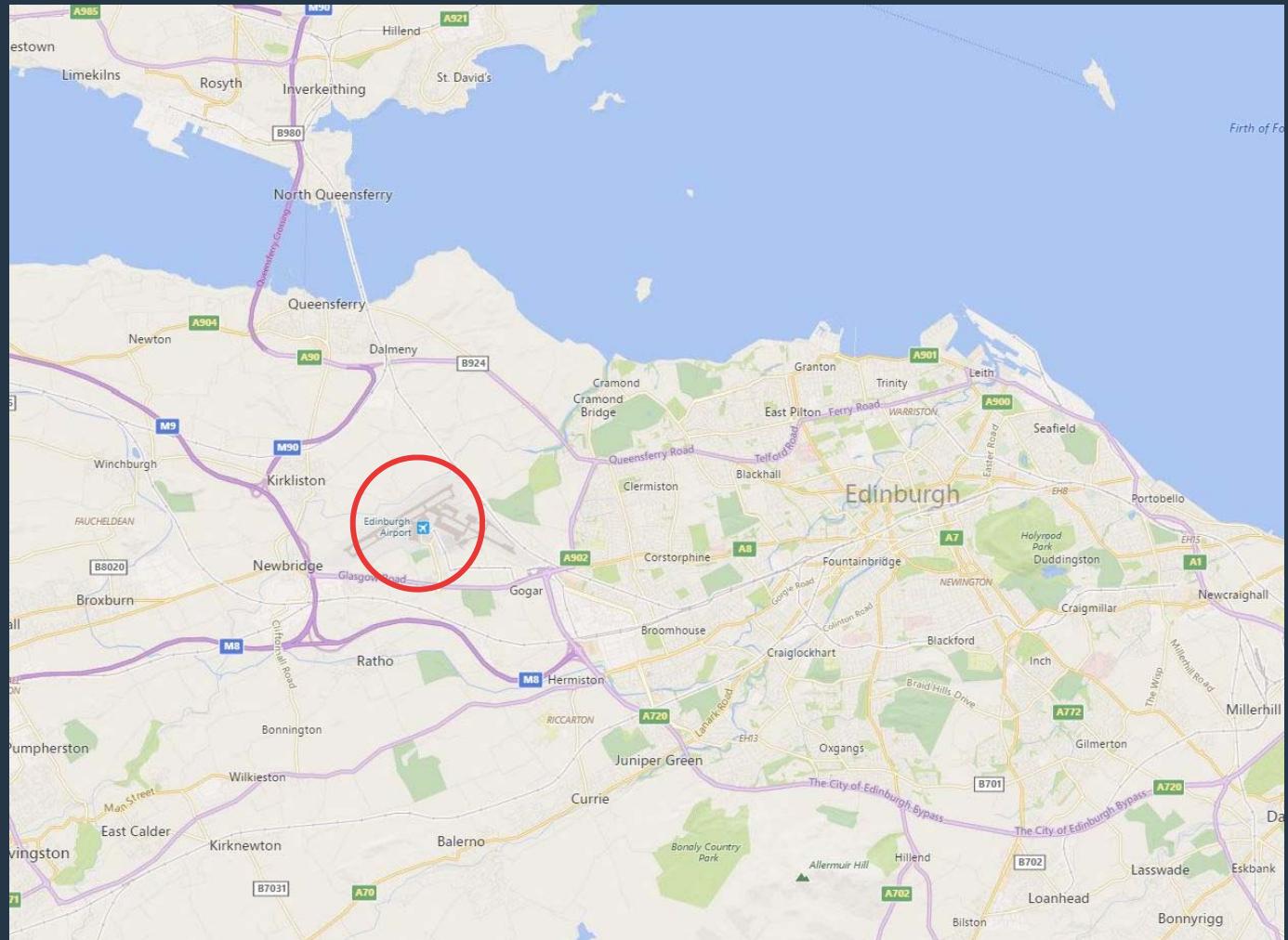
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