

**AVAILABLE TO LET** | WAREHOUSE / INDUSTRIAL UNIT 8,486 SQ FT (788 SQ M)



# CITYHUB

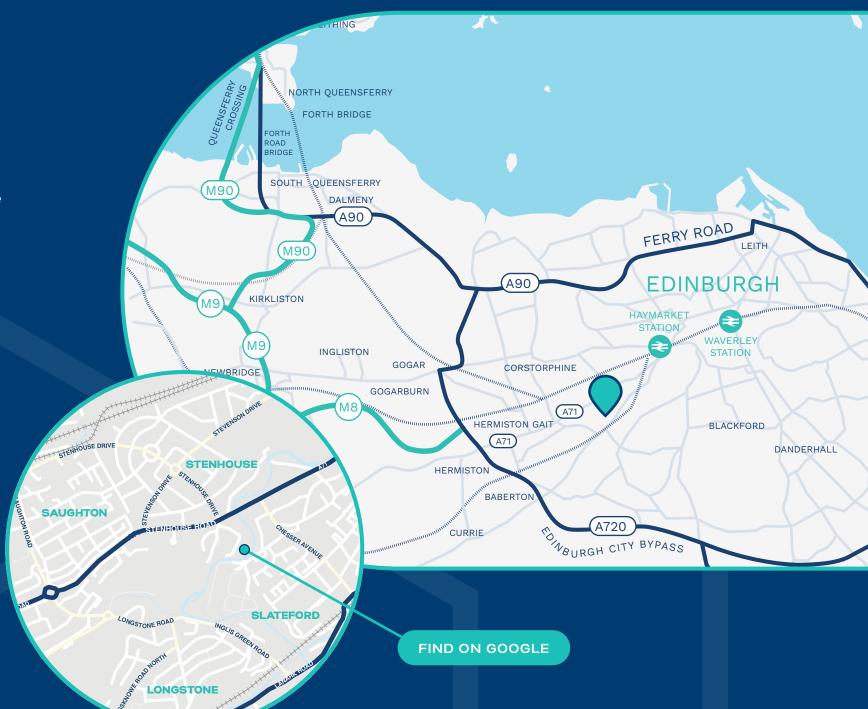
Unit 25 Stenhouse Mill Wynd, EH11 3XX



## LOCATION

Stenhouse Mill Wynd Industrial Estate is located approximately 2.5 miles west of Edinburgh City Centre and also 2.5 miles east of the Edinburgh City Bypass (A720) which serves the M8 which links west to Glasgow and Livingston. The City Bypass also connects to the A90 which serves Queensferry, Dundee and Perth. It also connects to the A1 which is the major road on the East Coast leading to cities in England. The nearby occupiers include City Plumbing Supplies, Firegroup Ltd, Richmond's Plumbing and Heating Merchants, St Andrew's Timber and Rexel Limited.

2.5 miles west of Edinburgh City Centre





## DESCRIPTION

Newly refurbished industrial / warehouse unit of steel portal frame construction. The unit includes an electric roller shutter door, a demised yard with parking to the front of the unit and internally, the property benefits from an open plan con guration with WC facilities. The concrete floor and walls have been painted and new LED lights have been fitted throughout.

## **ACCOMMODATION**

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we estimate the gross internal area to be 8,486 sq ft (788 sq m).



## **SPECIFICATION**







1 level access door



EPC Rating A



10 Car Parking Spaces



Three phase power



LED Warehouse Lighting



10% Roof Lights



Established industrial location





### **LEASE TERMS**

The property is available on a Full Repairing and Insuring lease, for a term to be agreed. Further information is available from the sole letting agents.

### BUSINESS RATES

We have been advised by the Local Assessors department that the premises has a rateable value of £82,800, resulting in Rates Payable (2023/24) of approximately £42,000 per annum.

### LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

#### VAT

All prices quoted are exclusive of VAT.

#### **EPC**

The property has an EPC rating of A.

### GET IN TOUCH

#### Alan Herriot

alan.herriot@ryden.co.uk 07880 722 326

#### Jack Chandler

jack.chandler@ryden.co.uk 07425 320 611

# Ryden



Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.

February 2024.