



# UNIT 25

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



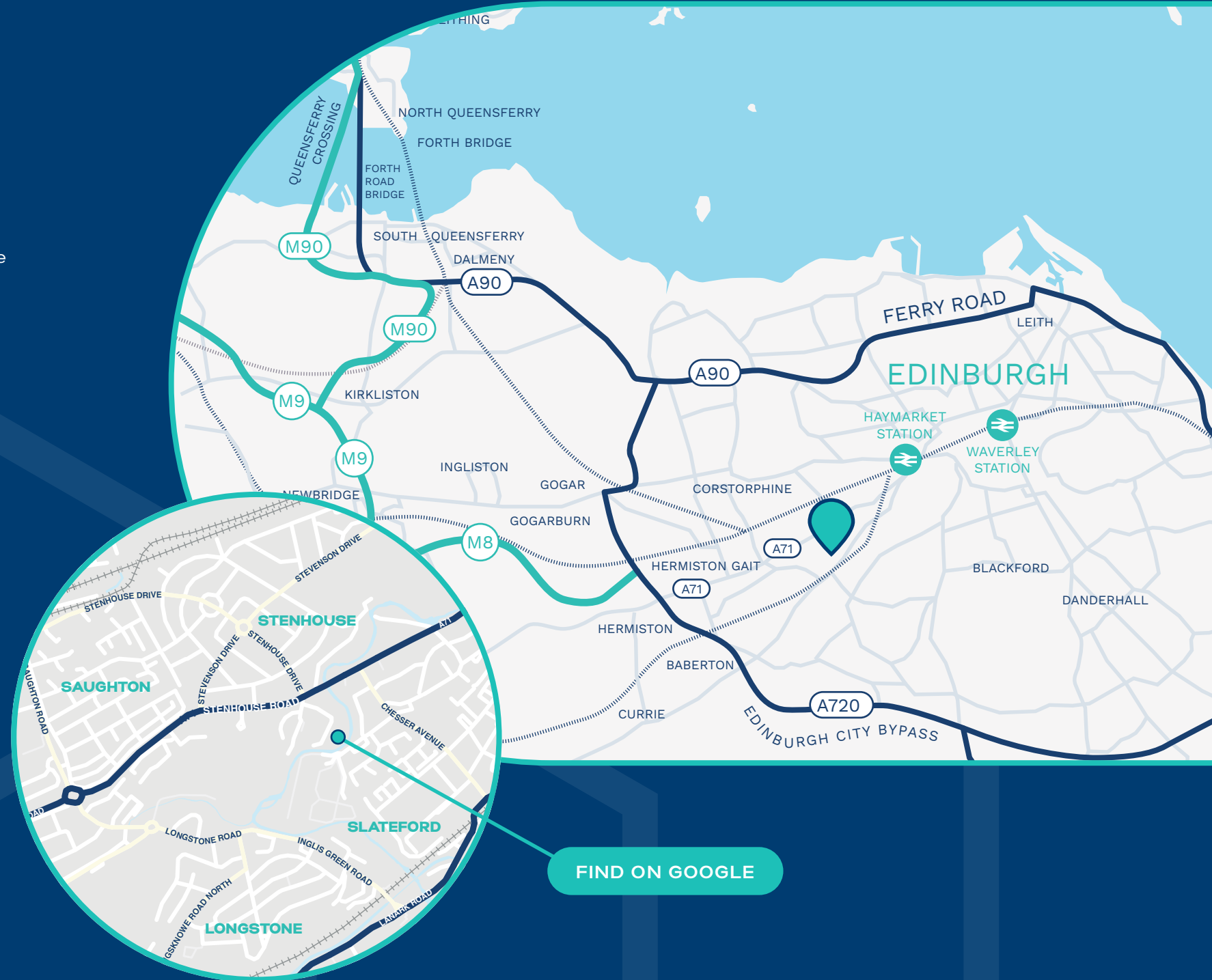
**CITYHUB**

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

FIND ON GOOGLE

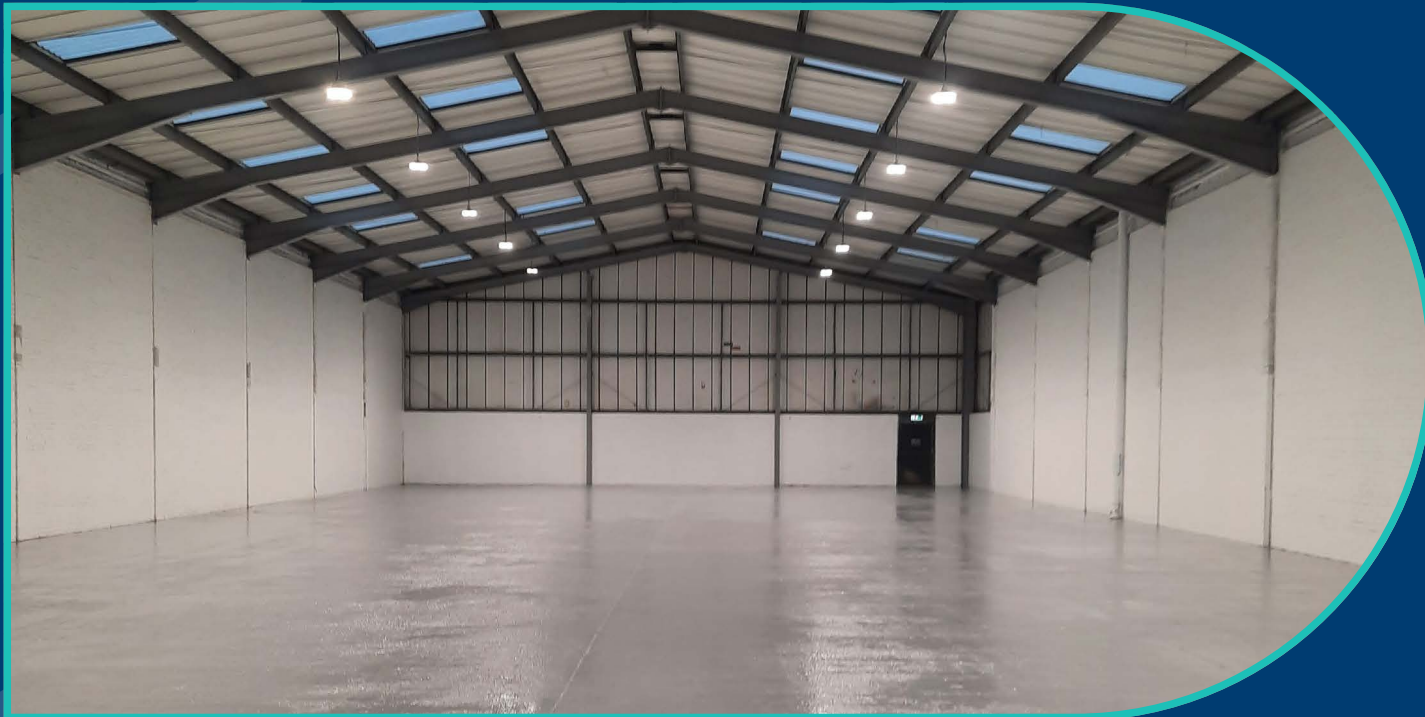


# DESCRIPTION

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 configuration 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



Up to 7.3m eaves height



1 level access door



EPC Rating A



10 Car Parking Spaces



Three phase power



LED Warehouse Lighting



10% Roof Lights



Established industrial location

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## 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

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# Ryden