

# TO LET

## INDUSTRIAL ACCOMMODATION WITH OFFICE FIT-OUT

# Ryden

- POTENTIAL FOR 100% RATES RELIEF
- AVAILABLE FOR A VARIETY OF USES
- ESTATE PARKING
- OFFICE / INDUSTRIAL



**1 NEW BROOMPARK  
BUSINESS PARK,  
Granton, Edinburgh, EH5 1RS**

### GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agents

**1,070**

SQUARE FEET

**99.4**

SQUARE METRES

**EDINBURGH**

7 Exchange Crescent

EH3 8AN

0131 225 6612



**ryden.co.uk**



# 1 NEWBROOMPARK BUSINESS PARK, Granton, Edinburgh, EH5 1RS

## LOCATION

New Broompark Business Park is located approximately two miles North of Edinburgh City Centre in Granton.

The estate offers quick and easy access to Scotland's motorways as well as the City Centre which has recently improved even further with the extension of the Edinburgh City Tram network.

The units are all located on the north side of West Granton Road.

## DESCRIPTION

The premises is of a brick construction with profile metal cladding and a concrete floor surmounted by a mono-pitched profile clad roof with integrated translucent panels. Access is offered via a pedestrian door onto the street with a roller shutter door being built in however currently this is not accessible due to the fit out

Internally, this unit comprises an open plan office fit out that includes a meeting room, storage room, tea prep area and WC facilities. LED panel lights compliment the natural daylight offered through the double glazed window on the front elevation. The unit further benefits from parking facilities within the communal areas of the estate.



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## 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 99.4 sq m (1,070 sq ft).

## LEASE TERMS

The premise is available through assignation of the current lease with a passing rent of £10,165.

More information is available on request.

## BUSINESS RATES

According to the Local Assessors the property has a Rateable Value of £9,000 resulting in a total present rates liability (2023/24) of approximately £4,482 per annum.

## LEGAL COSTS

Each party is to be responsible for payment of their own legal costs incurred in connection with this transaction, although, in the normal manner, the ingoing tenant will be liable for any registration dues, stamp duty land tax and VAT thereon.

## VAT

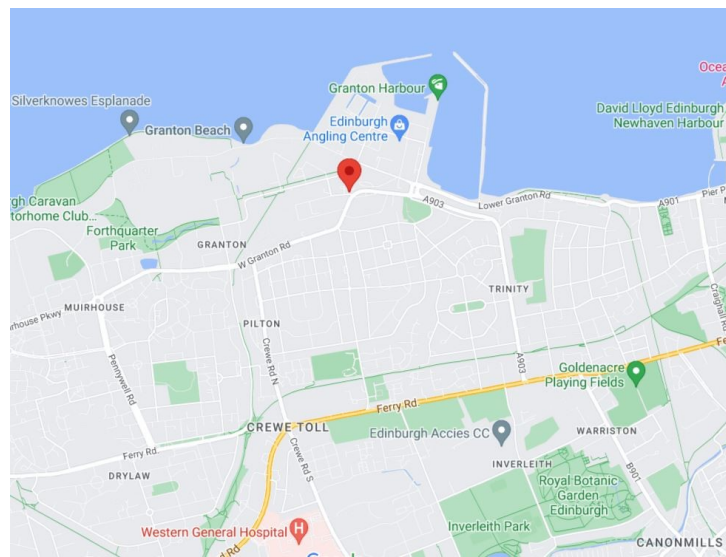
All figures quoted are exclusive of VAT which will be payable at the prevailing rate.

## ENTRY

Immediate entry available subject to conclusion of legal formalities.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.



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