

HIGH BAY WAREHOUSE

TO LET

EAVES HEIGHT

7-14M

SIZE

2,452 SQ M
(26,388 SQ FT)

drummond
WAREHOUSING

This car park will be closed from 5pm until 8am each day and closed at the weekend.
If you require to rent a vehicle during the lock down periods please contact 020 200 0812. A call out charge for car recovery will apply.

AVAILABLE FOR EARLY ENTRY

Unit F, (4F)
Queen Anne Drive
Lochend Industrial Estate
Newbridge
Edinburgh
EH28 8PL

LOCATION

The property is situated on the west side of Edinburgh, close to Edinburgh Airport. The Newbridge roundabout is also close by and connects the M8 (Glasgow), M9 (Stirling and the North) and the A8 Edinburgh Road.

Newbridge is considered to be one of the best distribution locations in Central Scotland and approximate drive times are as follows:

Edinburgh City Centre	15 minutes
Glasgow	45 minutes
Perth	40 minutes
Dundee	45 minutes
Aberdeen	2 hours

Other occupiers in the facility include Blue Canyon, Oasis, Flexi-store, Origin Fitness Limited, and further afield, Screwfix, DHL and DPD to mention only a few.

DESCRIPTION

The property comprises a mid terrace single span warehouse premises of steel frame construction with insulated over-clad roof. The roof is inset with translucent panels providing a good level of natural light internally. The eaves height in this mid-terrace unit varies from 7m to 14m and is accessed by two electrically operated doors (4.8m high by 7.2m).

The current fixtures and fittings (including the racking) within the unit are available by separate negotiation.

ACCOMMODATION

We estimate that the gross internal area of the accommodation to be **2,452 sq m (26,388 sq ft)**.



ENTRY

An early entry date can be offered.

TERMS

This property is available on lease terms to be agreed and further information is available by speaking to Ryden on 0131 225 6612.

VAT will be chargeable on all costs related to this property.

RATEABLE VALUE

We have been advised that the Rateable Value for this property is as follows:

RV - £94,400

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate (EPC) for the property is available on request.

ANTI-MONEY LAUNDERING

A legally binding contract entered into as set out in the Heads of Terms will be subject to Ryden LLP requirements in relation to any Anti-Money Laundering Regulations.

VIEWING & FURTHER INFORMATION

All viewings of this property are to be arranged on an accompanied basis. Please contact:

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