

# Ryden

## TO LET

INDUSTRIAL /  
WAREHOUSE PREMISES

1,297 SQ.FT (120 SQ M)



1D NORTON PARK,  
EDINBURGH  
EH7 5RS

CITY CENTRE LOCATION

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100% RATES RELIEF  
AVAILABLE

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GENEROUS EAVES HEIGHT

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## LOCATION

Norton Park benefits from being with close proximity to Edinburgh City Centre, approximately 1 mile east of Princes Street.

The estate is accessed from Easter Road which is a key thoroughfare linking Leith to the city centre. The premises are situated close to the junction where Easter Road meets London Road and the A1.

The surrounding area comprises a mixture of residential and local retailers. Occupiers currently on the estate include Venture Scotland, Thus plc and Global Foods Edinburgh Ltd.

## DESCRIPTION

The subject premises comprises a mid-terraced industrial unit of steel portal frame construction with brick walls and overlaid cladding. The roof is pitched

and incorporates translucent roof panels, providing natural daylight that is supplemented by sodium light fittings.

Internally the premises is configured to provide open plan warehouse accommodation which extends to a maximum eaves height of 7.65m with a WC. The warehouse benefits from a concrete floor, 3 phase power, water, intruder alarm and a fire detection system.

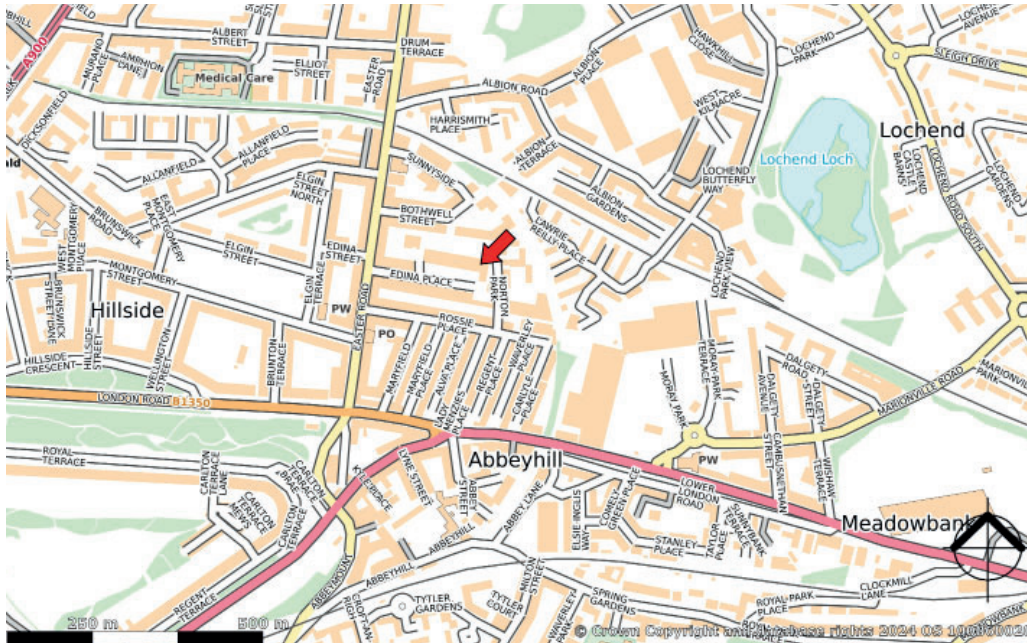
Access to the premises is via an electric up and over door with separate pedestrian access also provided. Externally there is common parking available.

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to be to be 1,297 sq ft (120 sq m).







### LEASE TERMS

The property is available on a new full repairing and insuring lease at a quoting rent of £17,000 per annum.

### BUSINESS RATES

We are advised by the local Assessor the property currently has a Rateable Value of £10,000 which results in rates payable (2023/24) of approximately £4,980 per annum. Interested parties are advised to make their own enquiries with regards to any relief via the Small Business Rates Relief Scheme.

### SERVICE CHARGE

There is a small service charge for the common maintenance of the estate. Further details are available upon request.

### ENERGY PERFORMANCE CERTIFICATE

Available on request.

### VAT

All prices are quoted exclusive of VAT.

### LEGAL COSTS

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



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1,297 SQ.FT (120 SQ  
M)



**UNIT 1D NORTON  
PARK  
EDINBURGH  
EH7 5RS**

# GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents:

### Jack Chandler

T 07425 320 611

E [jack.chandler@ryden.co.uk](mailto:jack.chandler@ryden.co.uk)

### Alan Herriot

T 07880 722 326

E [alan.herriot@ryden.co.uk](mailto:alan.herriot@ryden.co.uk)

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given 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 whatsoever in relation to this property. **February 2024**

