

TO LET

BONNINGTON STORE

CLIFTONHALL ROAD / NEWBRIDGE / EDINBURGH / EH27 8BB

42,345 SQ FT (3,933.5 SQ M)

HIGH QUALITY MODERN STORAGE
/ DISTRIBUTION WAREHOUSE

- ▲ RECENTLY REFURBISHED
- ▲ AVAILABLE NOW
- ▲ FLEXIBLE LEASE TERMS
- ▲ SECURE YARDAGE



LOCATION

The subject premises are located on Cliftonhall Road, Newbridge, which adjoins Newbridge Roundabout, strategically situated within central Scotland's motorway network with direct access onto the A71 (Edinburgh/Livingston trunk road) A8 (Edinburgh), M8 (Glasgow) and M9 (Stirling and the North). One of Edinburgh's premier industrial estates, Newbridge Industrial Estate, is located just a short distance off Cliftonhall Road (B7030). Lying approximately 8 miles to the west of Edinburgh and 35 miles to the east of Glasgow with both Edinburgh International Airport and the Queensferry Crossing within a short commuting distance.

Other occupiers within the immediate vicinity include Bestway, DPD, Edinburgh International Climbing Arena, Scottish Fire and Rescue Service and Bidfood.

Approximately 90% of the Scottish population is within 1.5 hours drive of this location, travel times are as follows:

Edinburgh city centre	20 minutes
Stirling	30 minutes
Glasgow	40 minutes
Perth	1 hour
Aberdeen	2 hours

DESCRIPTION

The subject premises comprise a stand-alone industrial unit with ancillary office accommodation which benefits from a large yard and separate car park. The property is of portal frame construction with insulated metal clad walls and roof, with commercial and pedestrian access being from both the northern and southern elevations.

The warehouse offers high quality industrial accommodation suitable for a number of end uses, benefiting from a minimum eaves height of 6m rising to 12.5m.

The office space, reception and staff welfare facilities are arranged over a single story to the south elevation and benefit from double glazed windows.

Furthermore, there is a standalone brick built office facility located on the south-east corner of the main building which comprises two large office rooms, a kitchen and a toilet.

The property also benefits from the following specification:

- 2 x large up and over vehicle access doors
- Sodium lighting
- 3 phase power supply
- 50 Tonne maximum Weighbridge on site
- 16 Camera CCTV system installed internal and external
- Hard standing Floor – Polished 10" thick slab (255 mm)

USE

The premises are suitable for a variety of uses and currently benefit from Class 6 Storage & Distribution and Sui Generis Industrial (indoor waste recycling centre) consents. Interested parties should make their own enquiries to the local planning authority with any questions regarding the use of the site.

SIZE

We have measured the Gross Internal Area of the accommodation to be approximately as follows:

Warehouse	41,200 sq ft	3,827.5 sq m
Office	1,145 sq ft	106 sq m
Total	42,345 sq ft	3,933.5 sq m

Lying on an entire secure site area 2.13 acres.

BUSINESS RATES

We have been advised by the local assessors department that the premises has a Rateable Value (2023/2024) as follows: **RV £138,500**

TERMS

The property is available on a Full Repairing and Insuring lease at an annual rent of £225,000 for a term to be agreed.

For further information on this, please contact the sole agents.

VAT

The property is opted to tax and therefore VAT is applicable.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in connection with the transaction with the ingoing tenant liable for LBTT and Registration Dues thereon.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

ENTRY

Immediate entry is available.

VIEWING AND FURTHER INFORMATION

ALAN HERRIOT

T: 07880 722 326

E: alan.herriot@ryden.co.uk

CAMERON WHYTE

T: 07789 003 148

E: cameron.whyte@ryden.co.uk

Ryden.co.uk
0131 225 6612

