

# TO LET

## WAREHOUSE/ WORKSHOP ACCOMMODATION



### **DUMBRYDEN INDUSTRIAL ESTATE, DUMBRYDEN ROAD, EDINBURGH EH14 2AB**

73.85 SQ M (795 SQ FT), 93.08 SQ M (1,002 SQ FT),  
129.69 SQ M (1,396 SQ FT), 145.30 SQ M (1,564 SQ FT) &  
209.49 SQ M (2,255 SQ FT)

**B&S**

**Burns & Shaw**  
Property Consultants

**0131 315 0029**

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## WAREHOUSE/ WORKSHOP ACCOMMODATION

### LOCATION

Edinburgh, with a resident population of approximately 500,000 persons is both the capital city and Scotland's administrative and judicial centre.

Dumbryden Industrial Estate is located in West Edinburgh, situated approximately 4 miles west of the City Centre, it is ideally positioned for access to the Edinburgh City by-pass, M8, M9 and M90 motorways.

The estate is accessed from Dumbryden Road close to its junction with Murrayburn Road.

### DESCRIPTION

The units are comprised of brick/blockwork walls under a profile metal sheet roof. The floors are concrete with a dust-inhibiting screed, with a floor loading of 150lbs/ft<sup>2</sup>.

The units are situated within a secure yard shared with the other Tenants.

### ACCOMMODATION

There are various unit sizes available providing the following gross internal areas:-

SQ M	SQ FT
73.85	795
93.08	1,002
129.69	1,396
145.30	1,564
209.49	2,255

### RATES

Further information on the rateable values for the individual units is available from the sole letting agents.

### LEASE TERMS & QUOTING RENT

The units are available to let by way of new leases on flexible terms. For further information on quoting rent and lease terms, please contact the sole agents.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction with the incoming Tenant being responsible for Land & Buildings Transactions Tax, registration dues, subsequent memorandum and any VAT thereon.

### VAT

VAT will be payable on all rent, service charge etc arising under the lease.

### DATE OF ENTRY

The date of entry will be on conclusion of legal missives.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Indicators (EPC) for the units are available on request.

### VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact -

Niall Burns: D/L: 0131 315 0029  
E-mail: niall@burnsandshaw.co.uk

Adam Shaw: D/L: 0131 315 0382  
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