

TO LET

MODERN WORKSHOP/WAREHOUSE WITH DEDICATED YARD



UNIT 15, HAILES PARK INDUSTRIAL ESTATE EDINBURGH

406.88 SQ M (4,380 SQ FT)

- Easy Access to the City Centre & City of Edinburgh Bypass (A720).
- Flexible lease terms available.
- 7 Dedicated Car Parking Spaces
- Secure Yard



SAT NAV:
EH14 2QR

MODERN WORKSHOP/WAREHOUSE WITH DEDICATED YARD

UNIT 15, HAILES PARK INDUSTRIAL ESTATE, EDINBURGH

LOCATION

The subjects are located in the Wester Hailes area of Edinburgh approximately 4 miles West of the City Centre between the A70 Lanark Road and A71 Calder Road.

The estate benefits from excellent transportation links with the Edinburgh City Bypass which is accessed to the North via the Calder Junction. The A720 in turn connects onto the A1, M8 & M9 motorways.

The estate is accessed from Dumbryden Drive close to its junction with Murrayburn Road. The surrounding area comprises a mixture of residential dwellings and modern business & industrial units. Other occupiers on the Estate include Wolseley, Shower Doctor and Union Motor Company.

DESCRIPTION

The premises comprise a stand-alone warehouse/workshop of steel portal frame construction with the roof and elevations clad in profile metal cladding incorporating translucent roof lights. The premises benefit from a specification including:-

- Integrated office block with WC facilities.
- 4.95 m eaves.
- Electric roller shutter door.
- Dedicated enclosed yard to the rear.
- 7 dedicated car parking spaces to the front.

ACCOMMODATION

The premises provide the following gross internal area 406.88 sq m (4,380 sq ft).

RATEABLE VALUE

The Scottish Assessors Association Portal shows the unit entered in the Valuation Roll as follows:-

Description – Workshop
Rateable Value - £24,500

LEASE TERMS

The premises are available to let on flexible terms on a new lease. For further information on lease terms and quoting rent, please contact the sole letting agents.

EPC

The Energy Performance Certificate (EPC) for the premises is available on request.

DATE OF ENTRY

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

VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact either:-



Niall Burns: D/L: 0131 315 0029
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