

TO LET

MODERN WAREHOUSE WITH OFFICES
& DEDICATED YARD



UNIT 7 SWANFIELD EDINBURGH

544.54 SQ M (5,862 SQ FT)

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SAT NAV:
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MODERN WAREHOUSE WITH OFFICES & DEDICATED YARD

UNIT 7 SWANFIELD

EDINBURGH

LOCATION

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

Swanfield is situated Leith, to the North East of Edinburgh approximately 1.5 miles from the City Centre. The estate is accessed from Bonnington Road, close to where it meets Great Junction Street.

DESCRIPTION

The subjects comprise a stand-alone industrial unit of steel frame construction with two storey offices. The property benefits from a dedicated yard and a specification including: -

- Suspended ceiling with integrated fluorescent lighting in the offices.
- Power & telecommunications via wall mounted sockets in the offices.
- Gas heating to the warehouse.
- Fluorescent lighting in the warehouse.
- Electric up and over door to the warehouse.
- Eaves height of 5.7m to the underside of the haunch.
- Shower & WC facilities.
- Three phase power supply.

ACCOMMODATION

The premises provide the following gross internal areas:

	SQ M	SQ FT
Warehouse	322	3,461
Ground Floor Office	102	1,093
1st Floor Office	121	1,308
Total	545	5,862

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Indicator (EPC) for the subjects is band D.

RENT/LEASE TERMS

The subjects are available on a new lease for a term to be agreed. For further information on lease terms and quoting rent, please contact the sole agents.

RATEABLE VALUE

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

DESCRIPTION	RATEABLE VALUE
Warehouse	£43,700

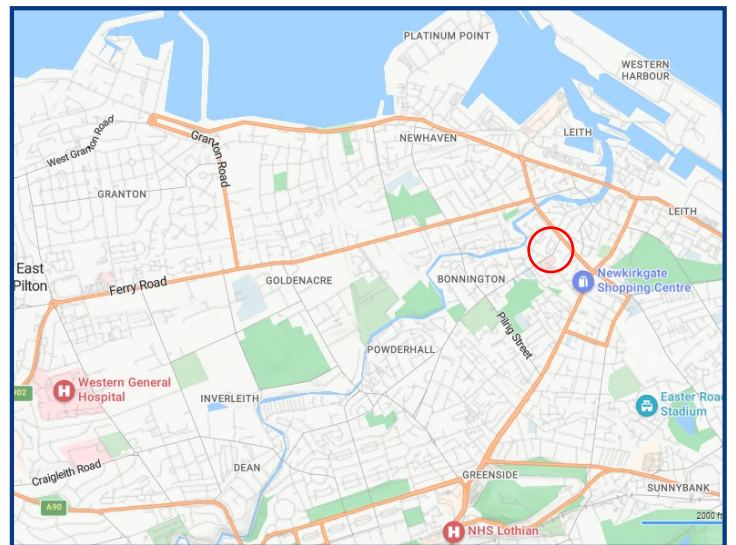
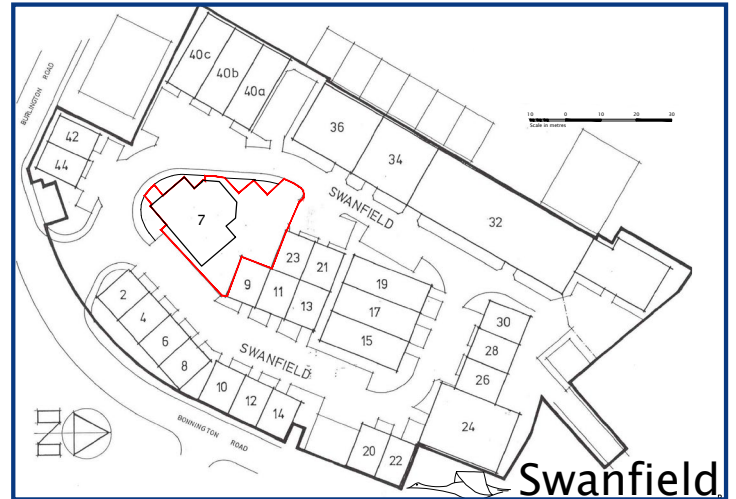
VIEWING AND FURTHER INFORMATION

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



Niall Burns:
E-mail:

D/L: 0131 315 0029
niall@burnsandshaw.co.uk



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