TO LET

STAND-ALONE
WAREHOUSE/WORKSHOP WITH OFFICES

39 BANGOR ROAD
EDINBURGH
EH6 5JX

389 SQ M (4,191 SQ FT)

B&S
Burns & Shaw
Property Consultants
0131 315 0029

SAT NAV:
EH6 5JX

STAND-ALONE WAREHOUSE/WORKSHOP WITH OFFICES

39 BANGOR ROAD EDINBURGH

LOCATION

Edinburgh with a resident population of approximately 500,000 is both the Capital City and Scotland's administrative and judicial centre. Bangor Road is situated in Leith in the North East of Edinburgh approximately 1.5 miles from the City Centre. The Estate is accessed from Bangor Road which in turn leads onto both Bonnington Road and Great Junction Street.

DESCRIPTION

The subjects comprise a stand-alone warehouse with brick walls under a profile metal sheet roof. The units benefit from a specification including: -

- Integrated office block.
- LED Lighting and power via wall mounted sockets in the office block.
- WC facilities.
- LED Lighting in the warehouse.
- Gas warm air heater in the warehouse.
- Warehouse served by insulated steel sectional overhead door.
- Communal Yard and car parking.
- Kitchen/Tea-Prep
- Three phase power supply.

ACCOMMODATION

The premises provide the following approximate gross internal area 389.38 sq m (4,191 sq ft).

LEASE TERMS

The premises are available to let by way of a new lease on terms to be agreed. For further information on the quoting rent, please contact the sole letting agents.

RATEABLE VALUE

The Scottish Assessors Association Portal show the premises having a current rateable value of £30,600

Interested parties should check the SAA web-site to ensure they have the most up to date information.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Indicators (EPC) for the subjects is available on request.

VAT

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

VIEWING AND FURTHER INFORMATION

Should you wish to arrange a viewing or require further information please contact the sole letting agents.

Niall Burns- DD: 0131 315 0029
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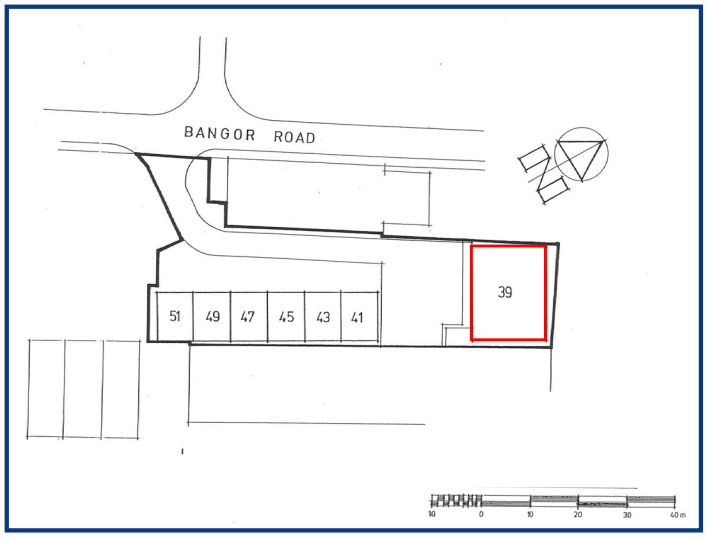
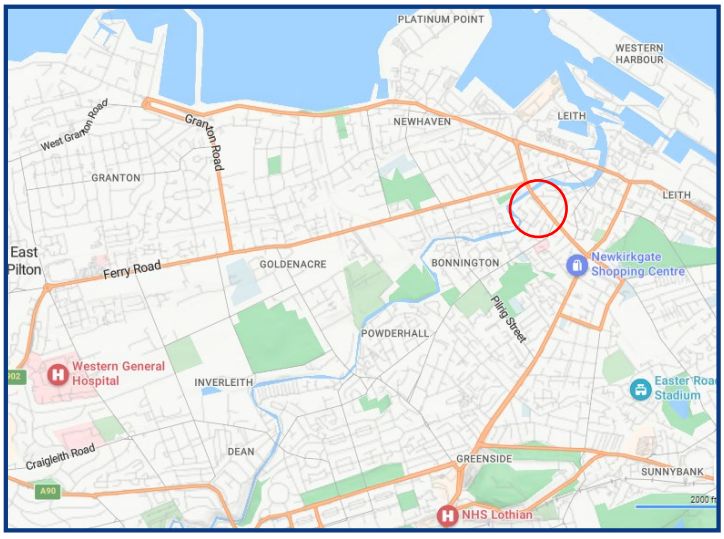
B&S Burns & Shaw Property Consultants





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