

UNIT 1 | EDINBURGH DISTRIBUTION PARK | (UNIT 9A) NEWBRIDGE INDUSTRIAL ESTATE | NEWBRIDGE | EH28 8PJ  
MODERN DISTRIBUTION PREMISES WITH LARGE SECURE YARD



SIZE: 4,527 SQM (48,739 SQFT) | SITE AREA: 3.79 ACRES

CONVENIENTLY SITUATED TO PROVIDE EASE OF ACCESS TO SCOTLAND'S PRINCIPAL MOTORWAY NETWORKS

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## Location

The subject premises are located within Edinburgh Distribution Park located off Cliftonhall Road, Newbridge.

Newbridge itself is located approximately 8 miles west of Edinburgh city centre and 2 miles west of Edinburgh Airport. Newbridge Industrial Estate is a well-established business location and lies within close proximity to Newbridge Roundabout which in turn serves central Scotland's motorway network with direct access onto the M8 and M9 motorways which in turn connects to the A8 Glasgow Road and A720 Edinburgh City Bypass.

The surrounding area is predominantly industrial with a selection of occupiers lying within the immediate vicinity to include DPD, Batleys, Menzies Distribution, DHL, Diet Chef and HSS Hire.

## Description

The premises comprise a stand-alone industrial/distribution premises with offices. The premises are of steel portal frame construction with a portal floor with breeze block to dado level surmounted by insulated profile sheeting under a pitched insulated roof. Lighting is via sodium fittings supplemented by a high level of natural daylight through the translucent roof panels.

More specifically the premises internally are arranged to provide a predominantly open plan industrial/distribution space arranged over two principal sections. In addition there is a small office content, kitchen and WC facilities. The minimum eaves height is 6m rising to a maximum of 7.6m. Furthermore the premises are served by mains gas, drainage, water and electricity.

Commercial access to the property is via 3 ground level access doors and 7 dock level access doors. Pedestrian access is also provided.

The entire site, measuring c.3.79 acres is secured by a palisade fence. In addition there is a large concrete yard and car parking for in excess of 88 vehicles.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and calculated the gross internal area to be 4,527 sqm (48,739 sqft).

Office and welfare: 2,408 sq ft  
Warehouse: 46,331 sq ft

## Terms

The premises are available now on a new full repairing and insuring basis, price on application.

## Rating Assessment

We understand from the local Assessor's department that the premises have a current rateable value of £220,000. In the usual way an incoming tenant would have the right to appeal this assessment.

## VAT

All rents and costs associated with this transaction will be subject to VAT.

## Legal Costs

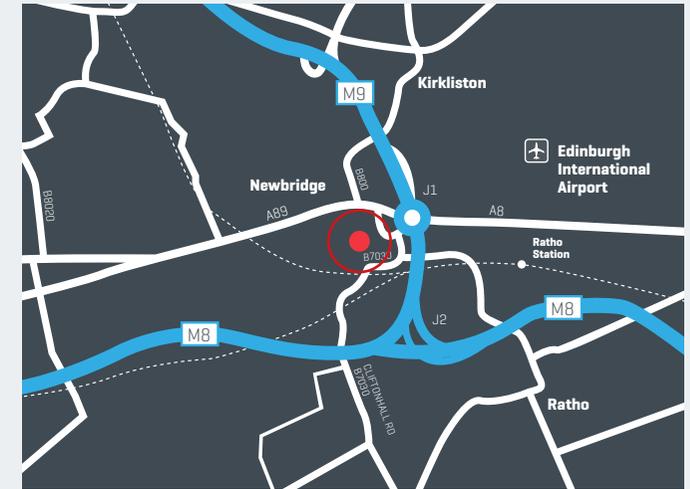
Each party will be responsible for their own legal costs. In the usual manner the tenant will be responsible for stamp duty, LBTT etc.

## Energy Performance Certificate

The unit has an EPC rating of B. A copy of the energy performance certificate is available upon request.

## Landlords' Works

The premises have undergone an extensive refurbishment and more detailed information on these works can be provided on request.



## Viewing/Further Information

Strictly by appointment with joint letting agents:

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