

COMMERCIAL

ara
Andrew Reilly Associates

TO LET

**GOOD QUALITY WORKSHOP
WITH DEDICATED YARD & OFFICES**

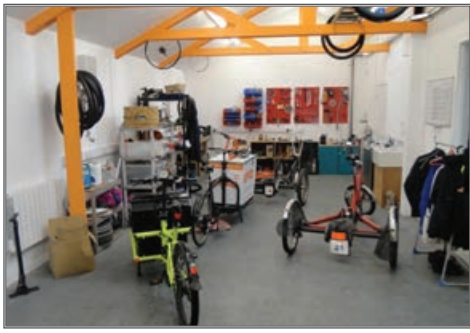


**46 STANLEY PLACE, EDINBURGH
EH7 5TD**

266.75 SQ M (2,872 SQ FT)

Andrew Reilly Associates Ltd
31 Rutland Square, Edinburgh,
EH1 2BW

0131 229 9885



LOCATION:

Stanley Place is located in the Abbeyhill area of Edinburgh, approximately 2 miles to the northeast of the city centre and adjacent to London Road, one of the principal arterial routes into the city providing excellent access to the City Centre to the north, the A1 and Edinburgh City Bypass to the east. The unit is well connected to Holyrood and the Old Town to the south. The proximity to London Road also offers excellent access to bus services connecting to all parts of the city.

Stanley Place is well served by local amenities with Meadowbank Shopping Centre approximately 2 minutes' walk away where occupiers include Sainsbury's, TK Maxx, M&S Outlet and KFC. Meadowbank Stadium and MacDonald's Restaurant are also within close proximity.

DESCRIPTION:

The unit was recently refurbished to a very high standard and offers an excellent quality of accommodation. Externally, the traditional brick/block construction has been upgraded to incorporate additional insulation and finished with timber boarding under a pitched, tiled roof. Photovoltaic cells have been incorporated at roof level to assist with electricity generation while additional natural light is provided by way of electrically operated Velux roof light style windows.

In addition, the unit benefits from both dedicated and shared yard space together with a CCTV system covering all external areas.

Internally, the unit incorporates a large workshop and office together with ancillary accommodation, currently used as a staff breakout area however suitable for use either as additional office accommodation or storage area. Showers have been incorporated into both WC facilities.

The workshop area incorporates painted concrete flooring with plaster/paint finish to the walls and ceiling. Electrically operated roller shutter door access (c.3m height) is provided to both the dedicated secure yard to the east elevation and to the shared yard area to the north elevation. Lighting is by way of strip fluorescent and heating is provided by electrically operated panel heaters. The office and staff breakout area/ancillary accommodation have carpet tile flooring and provide pedestrian access to the shared yard area. The breakout area also provides pedestrian access to the dedicated yard and benefits from its own WC/shower facilities.

ENERGY PERFORMANCE CERTIFICATE

The energy performance of the property has been assessed and has an EPC Rating of C.

ACCOMMODATION:

The properties have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Gross Internal Area has been calculated as follows:

	Sq M	Sq Ft
Workshop	187.07	(2,014)
Office	23.12	(249)
Ancillary	48.09	(518)
WC	8.47	(91)
Total	266.75	(2,872)

LEASE TERMS:

The property is available to let on flexible terms on a full repairing and insuring basis. Full terms are available on application to the sole letting agents.

VAT

Rents and outgoings quoted are exclusive and will be liable to VAT at the prevailing rate.

RATEABLE VALUE:

The property is currently entered in the Valuation Roll with a rateable value of £15,000 and as such may benefit from 25% rate relief under the Scottish Government's Small Business Bonus Scheme. Further information can be provided on request.

LEGAL FEES

Each party will be responsible for their own legal fees. In dealing with the transaction however the tenant will be liable in the normal manner for any recording dues, registration fees and Stamp Duty Land Tax.

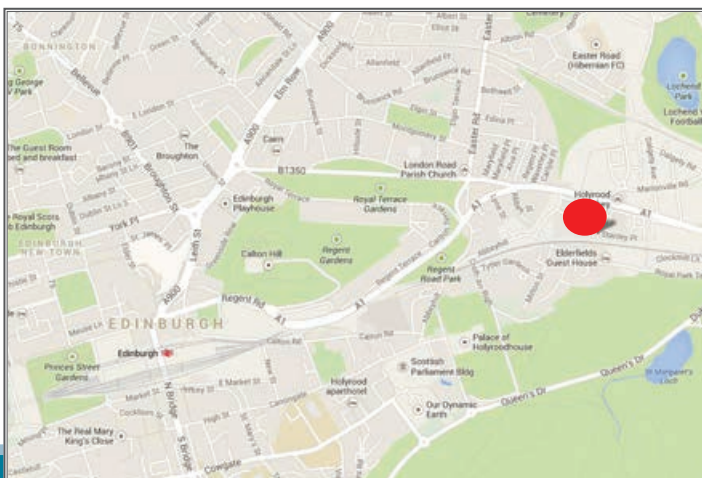
VIEWING AND FURTHER INFORMATION:

Strictly by appointment through the sole agents:

Andrew Reilly Associates Ltd
 Property Consultants Chartered Surveyors
 31 Rutland Square
 Edinburgh, EH1 2BW
 Tel: 0131 229 9885
 Fax: 0131 229 9815

Contact:
 Andrew Reilly M: 07795 568254
 E: a.reilly@andrewreillyassociates.co.uk

Howard Brooke M:07973 540528
 E: h.brooke@andrewreillyassociates.co.uk



ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.