

TO LET/MAY SALE

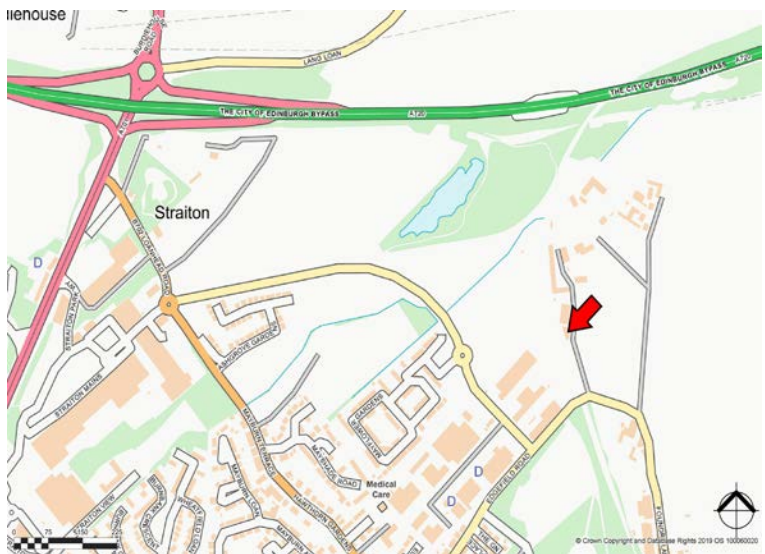
Industrial Unit



Unit 1, Eldin Industrial Estate, Loanhead, EH20 9QX

- Fully Fitted Former Coachworks
- Extends to 294.29 Sq M (3,168 Sq Ft)
- Offers Over £22,000 per annum
- A further 0.33-Acre Yard may also be Available on a To Let Basis.





To arrange a viewing please contact:



Joe Helps
Surveyor
joe.helps@g-s.co.uk
0131 240 5291



Chris King
Surveyor
chris.king@g-s.co.uk
0131 225 1559

LOCATION

The subjects are situated within Eldin Industrial Estate lying approximately 7 miles to the south of Edinburgh city centre. More precisely Eldin Industrial estate neighbours Edgefield Industrial estate to the east and can be accessed directly from Edgefield Road.

Eldin Industrial estate benefits from excellent transport links being located less than a 5 minutes from the Straiton Junction and leads onto Edinburgh City Bypass (A720), which provides direct access to the A1 (South) and M8 (Glasgow).

DESCRIPTION

The subjects comprise of a standalone industrial unit comprising of steel portal frame construction with part metal clad walls held under a pitched metal roof. The unit can be accessed via a glazed pedestrian door or via the electrically operated vehicular roller shutter door.

Internally, the unit provides an open plan warehouse with ancillary offices, kitchen, WCs and large mezzanine which provides extensive storage. The unit was previously used as a Coachworks and still benefits from a fully functional spray booth, oven and extraction.

Externally, the unit benefits from a small yard area to the front which provides good parking.

A further 0.33-acre site may also be available on a To Let basis.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

Areas / Floor etc	Sq M	Sq Ft
Unit 1	294.29	3,168
Yard	0.33 Acres	

RENTAL

Unit 1 - We are inviting offers over £22,000 per annum exclusive of VAT.

Yard - Upon Application

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £16,800. The current Uniform Business Rate is presently set at £0.492, excluding water and sewage, which are levied separately.

The property qualifies for 25% Business Rates Relief under the Small Business Bonus Scheme

EPC
C

LEGALS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.



ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2020