

TO LET

WAREHOUSE/ WORKSHOP ACCOMMODATION



DUMBRYDEN INDUSTRIAL ESTATE, DUMBRYDEN ROAD, EDINBURGH EH14 2AB

73.85 SQ M (795 SQ FT), 93.08 SQ M (1,002 SQ FT),
129.69 SQ M (1,396 SQ FT), 145.30 SQ M (1,564 SQ FT) &
209.49 SQ M (2,255 SQ FT)



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LOCATION

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

Dumbryden Industrial Estate is located in West Edinburgh, situated approximately 4 miles west of the City Centre, it is ideally positioned for access to the Edinburgh City by-pass, M8, M9 and M90 motorways.

The estate is accessed from Dumbryden Road close to its junction with Murrayburn Road.

DESCRIPTION

The units are comprised of brick/blockwork walls under a profile metal sheet roof. The floors are concrete with a dust-inhibiting screed, with a floor loading of 150lbs/ft².

The units are situated within a secure yard shared with the other Tenants.

ACCOMMODATION

There are various unit sizes available providing the following gross internal areas:-

SQ M	SQ FT
73.85	795
93.08	1,002
129.69	1,396
145.30	1,564
209.49	2,255

RATES

Further information on the rateable values for the individual units is available from the sole letting agents.

LEASE TERMS & QUOTING RENT

The units are available to let by way of new leases on flexible terms. For further information on quoting rent and lease terms, please contact the sole agents.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction with the incoming Tenant being responsible for Land & Buildings Transactions Tax, registration dues, subsequent memorandum and any VAT thereon.

VAT

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

DATE OF ENTRY

The date of entry will be on conclusion of legal missives.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Indicators (EPC) for the units are available on request.

VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact -

Niall Burns: D/L: 0131 315 0029
E-mail: niall@burnsandshaw.co.uk

Adam Shaw: D/L: 0131 315 0382
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