

# TO LET

## WAREHOUSE/STORAGE SPACE



## 254-256 CAUSEWAYSIDE, EDINBURGH

853 SQ M (9,184 SQ FT)

- CLOSE PROXIMITY TO CITY CENTRE.
- OFFICE & TEA-PREP FACILITIES
- LEASE EXPIRY DECEMBER 2025



SAT NAV:  
EH9 1UU

# WAREHOUSE/STORAGE SPACE

## 254-256 CAUSEWAYSIDE, EDINBURGH

### LOCATION

Edinburgh with a resident population of approximately 500,000 is both the Capital City and Scotland's administrative and judicial centre. Edinburgh benefits from excellent road communications and is served by the M8 from the west, M90/A9 from the north and the A1 and A7 from the south.

The premises are situated in the Newington area of Edinburgh approximately 1.5 miles from the City Centre and 3 miles from the City bypass. The subjects are accessed via a pend on the west side of Causewayside one of the main arterial routes into the City Centre from the South-East.

### DESCRIPTION

The premises comprise two adjoining units at the end of a terrace of seven industrial units with brick harled walls under a pitched roof incorporating translucent roof lights. The premises benefit from a specification including:-

- Eaves height of 4.20 m.
- Suspended fluorescent lighting and gas blowers in the warehouse.
- Roller shutter doors in both units.
- Office, Tea-Prep and WC facilities in each unit.
- Communal Yard with car parking for up to 8 Vehicles.

### ACCOMODATION

The premises provide the following approximate gross internal area 854 sq m (9,184 sq ft)



### LEASE TERMS

The premises are held on an FRI lease subject to a schedule of condition expiring December 2025. The current passing rent is £64,288. The rent is subject to review in December 2020. It is our client's preference to assign their leasehold interest although consideration will be given to sub-letting on flexible terms.

### RATEABLE VALUE

The Scottish Assessors Association Portal show the premises having a rateable value of £47,300

### ENERGY PERFORMANCE CERTIFICATE

Available on application.

### 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 either.

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