



## TO LET – PRELIMINARY DETAILS



### MODERN TRADE / INDUSTRIAL UNIT

**Block F, Unit 2,  
Prestonfield Park Industrial Estate,  
40/2 King's Haugh,  
Edinburgh, EH16 5UY**

- 3,238 sq. ft. (300.9 sq. m.)
- 19 ½ ft (6.0 m) clear height internally
- Only 2 miles from the city centre
- Edinburgh city bypass (A720) within easy reach
- Established trade counter location



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## LOCATION

Prestonfield Park is located approximately two miles to the south east of Edinburgh city centre, immediately adjacent to Peffermill Industrial Estate, at the end of King's Haugh road.

Access to Prestonfield Park is via Peffermill Road (A6095), which within half-a-mile to the west, connects to the A7, one of the main arterial routes into the city.

The A1 lies approximately 2 miles to the east and provides a direct link to the city bypass (A720), which connects to the M8 motorway at Hermiston Gait and in turn links to the M9 and the rest of the Scottish motorway network.

## DESCRIPTION

Prestonfield Park comprises eight modern warehouse blocks of steel portal frame construction, finished externally in a combination of brick and profiled metal sheeting. The roofs are pitched and clad in profile metal sheeting with translucent panels providing natural daylight.

Existing occupiers in the estate include Howden Joinery, City Electrical Factors, Richmonds Plumbing & Heating Supplies, City Plumbing, and St Andrews Timber Supplies with Graham and SM Electrical Supplies also nearby.

## BLOCK F, UNIT 2

The construction is steel portal frame with blockwork walls, with facing brick and profiled metal cladding externally, and a pitched metal roof, providing a clear height of 19 ½ ft. (6.0 m), rising to 24 ½ ft. (7.45 m) at its apex. The unit is accessed via an electrically operated loading door, approx. 13 ft. wide by 16 ft. tall (4.0 m x 5.0 m), and a separate personnel / customer door, and the property benefits from a 3-phase electricity supply and WCs.

## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the Gross Internal Area to be approximately 3,239 sq. ft. (300.9 sq. m.).

## AVAILABILITY

Block F, Unit 2 is available to lease on standard, full repairing and insuring terms for a period to be agreed, but with our clients anticipating a minimum of 5-years.

## RENT & SERVICE CHARGE

The property is available with an annual rent of £36,000, payable quarterly in advance.

As there are common areas and services within the estate, there is a service charge. This year, the figure budgeted for Block F, Unit 2 is approximately £925. Details of the Service Charge budget can be provided on request.

## LOCAL AUTHORITY RATES

The Rateable Value of Block F, Unit 2 is £19,300 and since the uniform business rate has been set at £0.49 (for the period 1st April 2020 to 31st March 2021), rates payable for that annual period would be £9,457.

Payment of business rates and water and sewerage charges is a tenant's responsibility.

## ENERGY PERFORMANCE CERTIFICATES

The property has an excellent EPC rating of A+ and a copy of the certificate is available on request.

## VAT

The property is VAT elected and VAT will be charged on rent, service charge and other occupational costs at the prevailing rate.

## LEGAL COSTS

Each party is to bear their own legal fees with the tenant being responsible for registration dues and, if appropriate, any Land & Buildings Transaction tax.

## DATE OF ENTRY

Subject to a new lease being agreed, the property is available for immediate entry.

## LEGAL COSTS

Each party is to bear their own legal fees with the tenant being responsible for registration dues and, if appropriate, any Land & Buildings Transaction tax.

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#### PRESTONFIELD PARK INDUSTRIAL ESTATE SITE PLAN AND EXISTING OCCUPIERS



#### VIEWING

For viewings or further information, please contact:



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