

**MODERN INDUSTRIAL/
WAREHOUSE PREMISES**

TO LET

BLOCK C / UNIT 2

CLIFTON TRADING ESTATE

CLIFTONHALL ROAD
NEWBRIDGE
EDINBURGH EH28 8TP



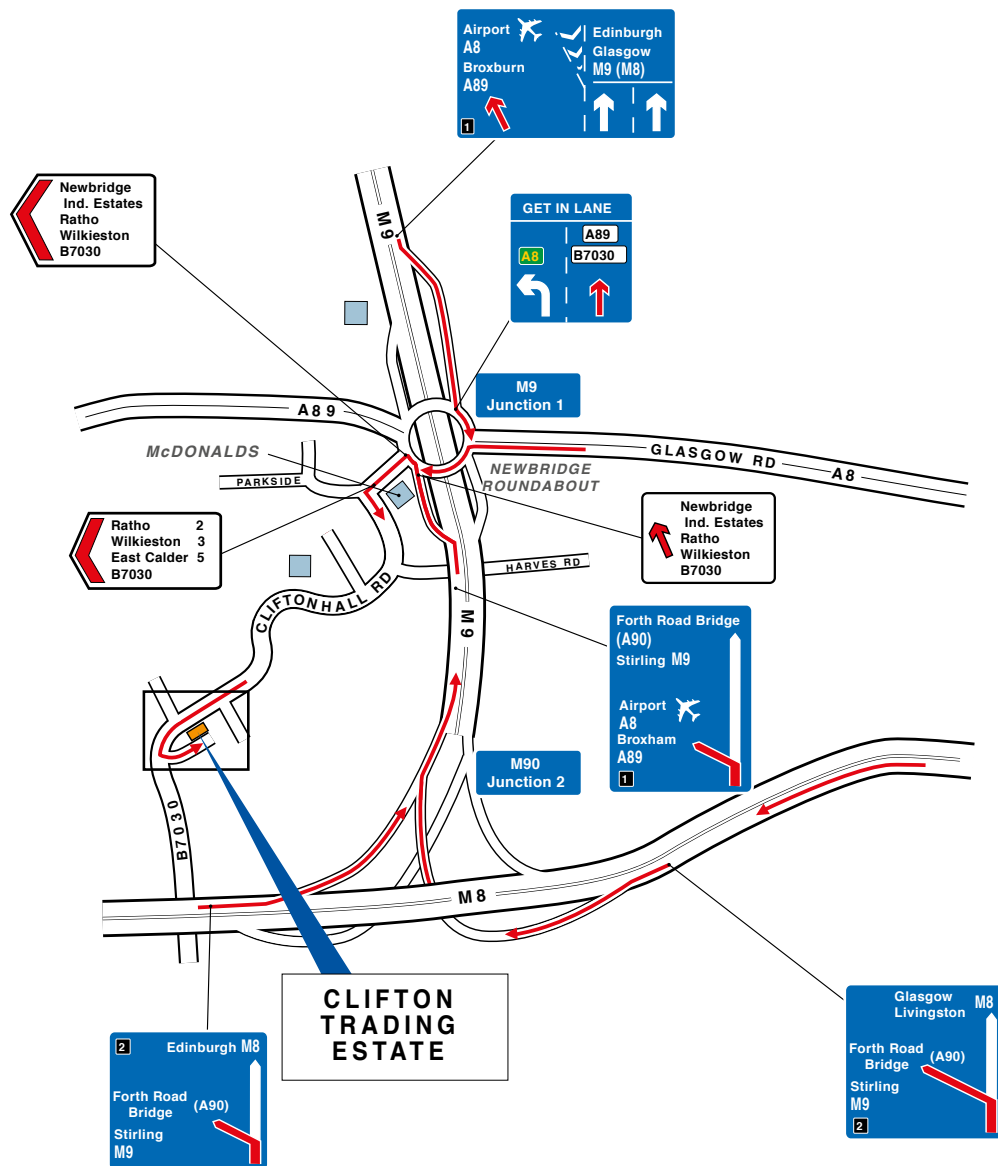
- > 978 SQ M (10,530 SQ FT)
- > WELL ESTABLISHED BUSINESS LOCATION
- > CLOSE PROXIMITY TO EDINBURGH CITY AND ARTERIAL MOTORWAYS
- > **AVAILABLE IMMEDIATELY**

Ryden.co.uk
0131 225 6612

LOCATION

The subject premises are located on Clifton Trading Estate, Cliftonhall Road, Newbridge which acts as one of Scotland's well established business locations strategically situated within central Scotland's motorway network with direct access onto the M8 and M9 motorways. Newbridge itself is located approximately 8 miles to the west of Edinburgh and 35 miles to the east of Glasgow with both Edinburgh International Airport and the Forth Road Bridge lying in close proximity.

Other occupiers within the immediate vicinity include Batleys, GeoPost, Restore Document Management, Howdens, Diet Chef and HSS Hire.



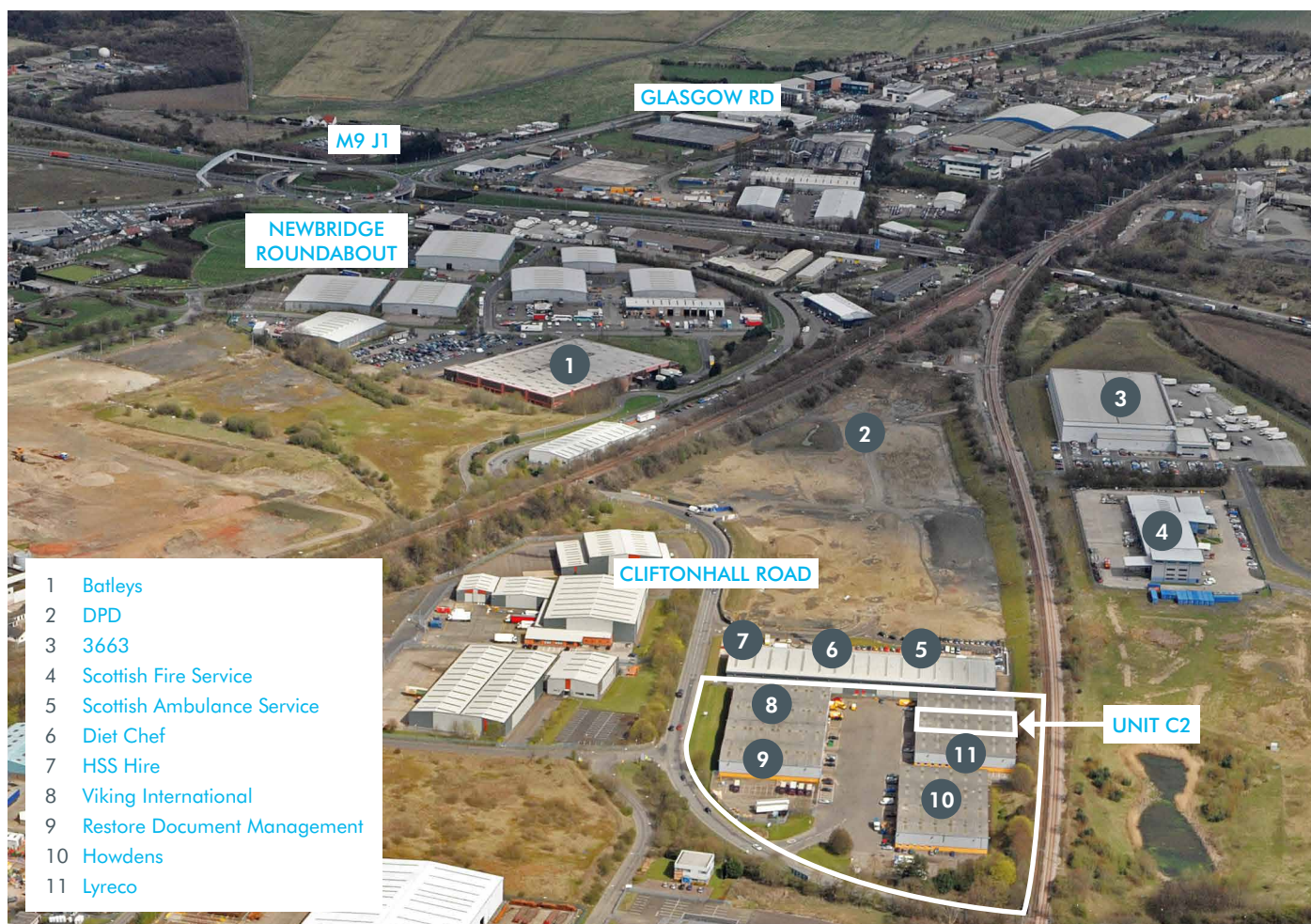
DESCRIPTION

Clifton Trading Estate comprises three terraces of modern industrial units suitable for a variety of end uses. More specifically Block C Unit 2 comprises a modern mid terraced industrial/warehouse premises of steel portal frame construction with brick walls to dado level and profile metal sheeting under a pitched insulated roof.

Internally the premises are arranged to provide an open plan warehouse with ancillary offices, toilets and tea preparation area. The premises benefit from a concrete floor with lighting being provided via sodium fitments supplemented by translucent roof panels. Access to the premises is gained via an electric commercial roller shutter door and separate pedestrian access.

Internal eaves height within the warehouse space is 5.8 metres rising to 7.3 metres to the apex.

Externally the estate benefits from ample common yard and dedicated car parking.



- 1 Batleys
- 2 DPD
- 3 3663
- 4 Scottish Fire Service
- 5 Scottish Ambulance Service
- 6 Diet Chef
- 7 HSS Hire
- 8 Viking International
- 9 Restore Document Management
- 10 Howdens
- 11 Lyreco

ACCOMMODATION

We have measured the gross internal area of the accommodation to be approximately as follows:

Warehouse	879 SQ M	9,461 SQ FT
Office	99 SQ M	1,069 SQ FT
TOTAL	978 SQ M	10,530 SQ FT

TERMS

The premises are available on a new full repairing and insuring basis at a quoting rental of £70,000 exclusive of VAT.

RATING ASSESSMENT

We have been verbally advised by the local Assessors' Department that the premises have a current rateable value of £66,900.

TIMING

The property is available immediately.



REFURBISHMENT WORKS

The premises are due to undergo an extensive refurbishment. More detailed information on these works can be provided on request.

SERVICE CHARGE

A service charge for the common maintenance and management of the estate will apply. For more detailed information on this costing, please contact the sole letting agent.

LEGAL COSTS

Each party shall be responsible for their own reasonable costs, the ingoing tenant shall be responsible for any registration dues, stamp duty and any other expenses incurred.

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of B+. More detailed information on this rating or a copy of the certificate is available upon request.

VIEWING AND FURTHER INFORMATION

The premises are still occupied, therefore all viewings must be conducted through the letting agent. For more detailed information on these premises or to arrange a viewing please contact the sole letting agent Ryden.

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