



LOCATION

New Broompark Business Park is situated approximately two miles north of Edinburgh City Centre, in the Granton area. The estate benefits from excellent connectivity, providing quick and easy access to Scotland's motorway network as well as the City Centre. This accessibility has improved further with the extension of the Edinburgh City Tram network. The business park comprises a range of modern units, all conveniently located on the north side of West Granton Road, offering a well-positioned and accessible base for businesses.

DESCRIPTION

The units, built in the 1980s, feature concrete floors and brickwork construction, complemented by profile metal cladding and mono-pitched roofs. Most units offer vehicle access, with a mix of industrial and office fit-outs to accommodate a range of tenants. Additional features include translucent roof panels, strip fluorescent lighting, a three-phase electrical supply, and WC facilities.



STRIP
FLUORESCENT
LIGHTING



WC
FACILITIES



COMMERCIAL
ACCESS



THREE-
PHASE
ELECTRICAL
SUPPLY



ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the approximate gross internal area are as follows:

PREMISE	SQ M	SQ FT
Unit 13	75	807
Unit 15	95	1,023
Unit 18	71	764
Units 20/21/22	231	2,482



TERMS

The property is available on a Full Repairing and Insuring lease for a term to be agreed. For further information, please contact the sole letting agent.

RATEABLE VALUE

In the usual way the ingoing tenant will be responsible for payment of the business rates to the local authority. For further information please contact the sole letting agent.

SERVICE CHARGE

The service charge for the common maintenance and management of the estate will apply. For further information, please contact the sole letting agent.

EPC

A copy of this certificate is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

VAT

All prices quoted are exclusive of VAT.



CONTACT

Viewing is strictly by arrangement with the sole letting agents:

Alan Herriot
T 07880 722 326
E alan.herriot@ryden.co.uk

James Gordon
T 07442 899440
E james.gordon@ryden.co.uk

Ryden

RYDEN
7 Exchange Crescent
EH3 8AN

0131 225 6612

ryden.co.uk

 **BUCCLEUCH
PROPERTY**

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