

TO LET

BLOCK 4 | UNIT 2 (U36) | WEST TELFERTON INDUSTRIAL ESTATE
EDINBURGH | EH7 6UL

OPEN PLAN INDUSTRIAL
/ WAREHOUSE UNIT

384 SQ M (4,117 SQ FT)



Indicative CGI of Proposed Refurbishment

- Well-established business location
- High eaves height, max 5.6m
- Close proximity to Edinburgh city centre
- Undergoing refurbishment



LOCATION

West Telferton is a well-established and sought-after trading estate located on the outskirts of Portobello. Specifically, the property is situated within the popular Telferton Industrial Estate, approximately 3 miles northeast of Edinburgh city centre.

The estate benefits from excellent transport links, with direct access to the A199, which in turn connects to both the A1 and the City of Edinburgh Bypass, providing convenient routes to the wider region.

Other occupiers in the vicinity include The Royal Scotsman, Civerinos Edinburgh, Cairngorm Coffee Roasters, Travis Perkins, and Easter Road Plastics Ltd, contributing to a diverse and vibrant business environment.

DESCRIPTION

Unit 36 West Telferton is an end-terraced industrial unit with a steel frame and profile metal sheeting exterior. The pitched roof, also clad in metal sheeting, features integrated translucent panels, further enhanced by fluorescent strip lighting. Access to the warehouse is via pedestrian access and an up-and-over shutter door, with the unit offering a maximum eaves height of 5.6m.

Internally, the unit boasts an open-plan warehouse layout, providing versatile space ideal for a range of industrial and storage uses. It also includes a small office/tea prep area and WC facilities.



OPEN PLAN



UP-AND-OVER
SHUTTER DOOR



WC FACILITIES



ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

PREMISE	SQ M	SQ FT
UNIT 36	382	4,117

TERMS

The premises are available at a rental of £51,500 per annum.

BUSINESS RATES

In the usual manner, it will be the incoming tenant's responsibility for paying the business rates associated with these premises. The current rateable value (2023/24) is £30,000.

EPC

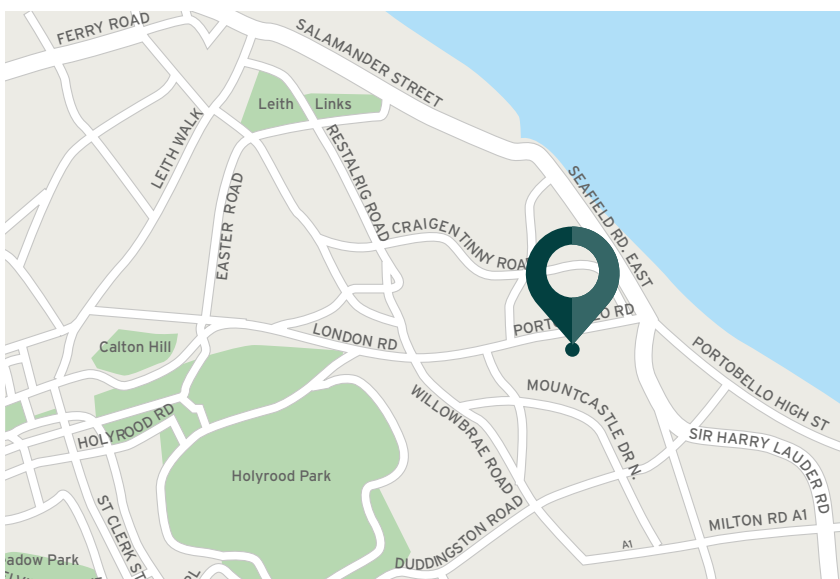
A copy of the Energy Performance Certificate is available upon request.

VAT

All rents are quoted exclusive of VAT.

LEGAL COSTS

In the usual manner, the incoming tenant will be responsible for their own legal costs incurred.



CONTACT

Viewing is strictly by arrangement with the sole letting agents:

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PROPERTY**

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