



UNIT 18 - 20

AVAILABLE TO LET
WAREHOUSE / INDUSTRIAL UNIT
4,598 SQ FT (427.2 SQ M)



CITYHUB

Unit 18 - 20
Stenhouse
Mill Wynd,
EH11 3XX



DESCRIPTION

Newly refurbished mid-terraced industrial/warehouse premises of steel portal frame construction with insulated cladding under a pitched and clad roof. Internally, the premises provides an open-plan modern warehouse with a concrete floor and utility block.

The walls and floor are painted. New LED lights have been fitted and supplemented by translucent roof panels. Access is via a new commercial roller shutter door, with separate pedestrian access also provided. Externally, the property benefits from ample car parking and a demised yard.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we estimate the gross internal area to be 4,598 sq ft (427.2 sq m).



SPECIFICATION



Up to 6.2m Eaves Height



1 Level Access Door



EPC A Rating



Demised Yard



Three Phase Power



LED Warehouse Lighting



10% Roof Lights



Established Industrial Location

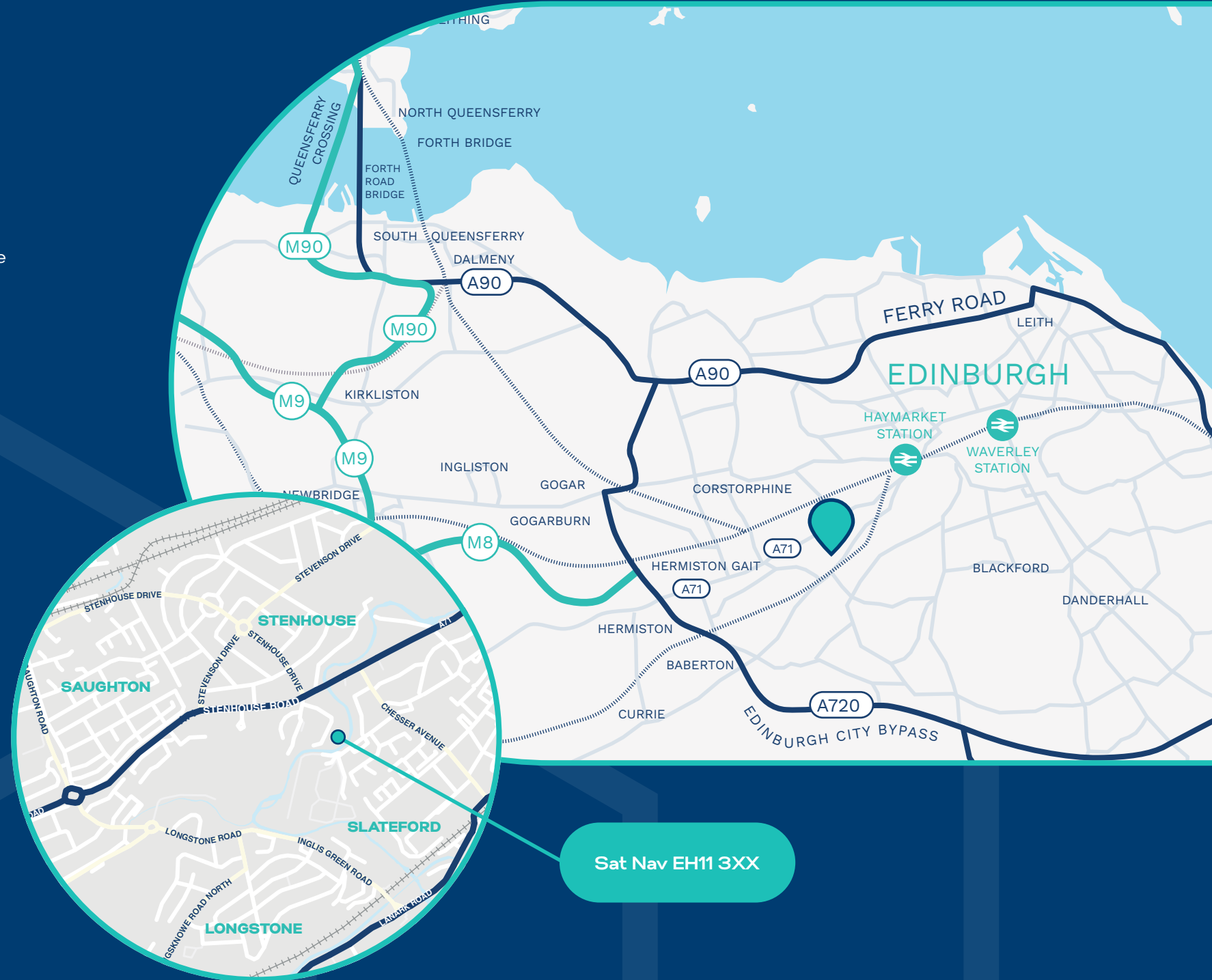


LOCATION

Stenhouse Mill Wynd Industrial Estate is located approximately 2.5 miles west of Edinburgh City Centre and also 2.5 miles east of the Edinburgh City Bypass (A720) which serves the M8 which links west to Glasgow and Livingston. The City Bypass also connects to the A90 which serves Queensferry, Dundee and Perth. It also connects to the A1 which is the major road on the East Coast leading to cities in England. Tenants on the estate include City Plumbing Supplies, Firegroup Ltd, Richmond's Plumbing and Heating Merchants, St Andrew's Timber and Rexel Limited.

CityHub, Unit 18 - 20, Stenhouse Mill Wynd, EH11 3XX

2.5 miles
west of
Edinburgh
City Centre



Sat Nav EH11 3XX



A71 - 2.5 miles to Edinburgh City Centre

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Local Occupiers

- 1 Rexel
- 2 Richmond Plumbing
- 3 City Plumbing
- 4 CTD Tiles
- 5 St Andrews Timber
- 6 St Andrews Timber



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LEASE TERMS

The property is available on a Full Repairing and Insuring lease, for a term to be agreed. Further information is available from the sole letting agents.

BUSINESS RATES

Interested parties are advised to make their own enquires with the Local Authority.

LEGAL COSTS

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

GET IN TOUCH

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EPC

EPC A rating.

VAT

All prices quoted are exclusive of VAT.

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. April 2025 Design by CORMACK - cormackadvertising.com