

# TO LET

NEWLY REFURBISHED WAREHOUSE WITH GROUND FLOOR TRADE/SALES AREA TOGETHER WITH FIRST FLOOR OFFICES & DEDICATED YARD



**UNIT 7 SWANFIELD  
EDINBURGH  
EH6 5RX**

544.54 SQ M (5,862 SQ FT)

**B&S**  
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# NEWLY REFURBISHED WAREHOUSE WITH GROUND FLOOR TRADE/SALES AREA TOGETHER WITH FIRST FLOOR OFFICES & DEDICATED YARD

## UNIT 7 SWANFIELD, EDINBURGH

### LOCATION

Edinburgh with a resident population of approximately 500,000 is both the Capital City and Scotland's administrative and judicial centre.

Swanfield is situated in Leith, to the North East of Edinburgh approximately 1.5 miles from the City Centre. The estate is accessed from Bonnington Road, close to where it meets Great Junction Street.

### DESCRIPTION

The subjects comprise a newly refurbished standalone industrial unit of steel frame construction with two storey building to the front providing a dedicated sales/trade area on the ground floor and open plan office accommodation on the first floor. The property benefits from a dedicated yard and a specification including: -

- Suspended ceiling with integrated LED lighting in the offices.
- Power & telecommunications via wall mounted sockets in the offices.
- Kitchen/Tea-Prep.
- High bay fluorescent lighting in the warehouse.
- Electric up and over door to the warehouse.
- Eaves height of 5.7m to the underside of the haunch.
- Shower & WC facilities.
- Three phase power supply.

### ACCOMMODATION

The premises provide the following gross internal areas:

	SQ M	SQ FT
Warehouse	322	3,461
Sales/Trade Area	102	1,093
1st Floor Office	121	1,308
<b>Total</b>	<b>545</b>	<b>5,862</b>

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Indicator (EPC) for the subjects is available on request.

### RENT/LEASE TERMS

The subjects are available on a new lease for a term to be agreed. For further information on lease terms and quoting rent, please contact the sole agents.

### RATEABLE VALUE

The Scottish Assessors Association Portal shows the premises entered in the Valuation Roll as follows: -

DESCRIPTION	RATEABLE VALUE
Warehouse	£43,700

### VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact: -

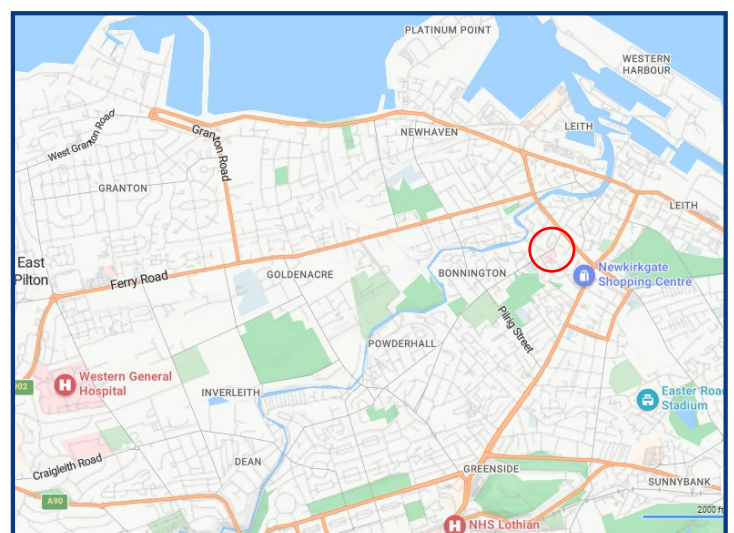
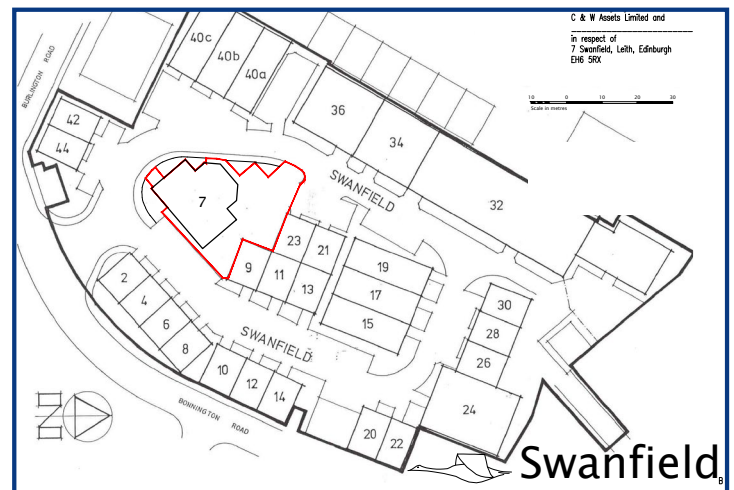


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