

TO LET

BLOCK 2 | UNIT 2 (U13) | WEST TELFERTON INDUSTRIAL ESTATE
EDINBURGH | EH7 6UL

OPEN PLAN INDUSTRIAL
/ WAREHOUSE UNIT

174.5 SQ M (1,878 SQ FT)



- Well-established business location
- Available immediately
- Close proximity to Edinburgh city centre
- Rare opportunity



LOCATION

The property is located in the well-established West Telferton Industrial Estate, approximately 2 miles east of Edinburgh City Centre.

Access to the estate is via Portobello Road, a primary thoroughfare connecting East Lothian with Edinburgh City Centre. The property also benefits from convenient access to the A1 and the Edinburgh City Bypass.

Nearby occupiers include The Royal Scotsman, Apex Signs, Royal Mail, Travis Perkins and Easter Road Plastics Ltd.

DESCRIPTION

The subjects comprise a modern semi-detached industrial unit of steel portal frame construction, set over a concrete floor, with half-height masonry walls and insulated profile metal sheet cladding to the elevations. The unit is heated via a suspended warm air unit heater. The mono-pitched roof, also clad in insulated metal sheeting, incorporates translucent panels to provide natural daylight, supplemented by linear LED bay lighting throughout.

Access to the warehouse is via an electric up-and-over door, with the accommodation extending to a maximum eaves height of 4.83m. The unit also benefits from communal yard space and parking.

Internally, the unit is arranged to provide open-plan warehouse accommodation together with a separate cellular reception/office area and double WC facilities. An additional pedestrian entrance provides direct access to the office accommodation.

The property is serviced by three-phase electricity (3-phase 60 amp supply), mains water, and a fire alarm system installed within the premises.



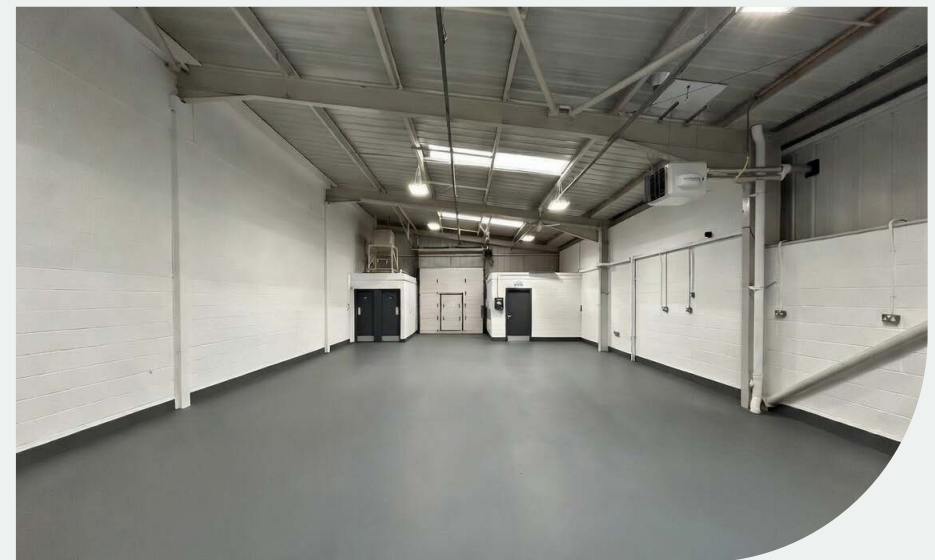
OPEN PLAN



ONSITE PARKING



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 13	174.5	1,878

TERMS

The premises are available at a rental of £28,200 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 (2025/26) is £13,600.

EPC

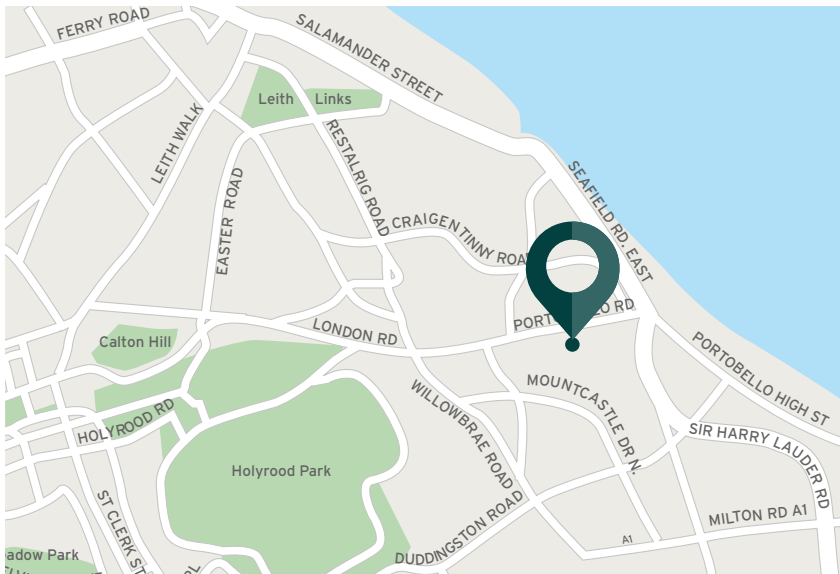
A copy of the Energy Performance Certificate is available upon request.

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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 **BUCCLEUCH
PROPERTY**

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