

# INDUSTRIAL / TRADE PREMISES

250 CAUSEWAYSIDE  
EDINBURGH  
EH9 1UU

230 sq m (2,475 sq ft)

Well established business location

Close to Edinburgh City Centre

Expected EPC 'A' Rating

Undergoing comprehensive refurbishment,  
including new insulated roof



## LOCATION

The subject premises are located approximately 2 miles south of Edinburgh City Centre within the Newington area of the city. The premises are located off Causewayside which in turn runs parallel to Newington Road, Minto Street and Mayfield Gardens, and acts as one of the main arterial routes into the city.

The surrounding area enjoys a wide range of local amenities to include retail, bar/restaurants, offices, light industrial and residential. The main commercial occupiers within close proximity include Tesco, National Library of Scotland, Majestic Wine and Jewson Ltd.

## DESCRIPTION

The premises comprise an industrial/business unit of steel frame construction rendered externally under a pitched and corrugated sheet roof. Internally, the premises are arranged to provide open industrial accommodation with a minimum eaves height of 4 meters along with WC facilities.

The property benefits from ample natural daylight thanks to a new insulated roof and rooflights, supplemented by new LED lighting. The walls and floor are also newly painted. In addition the property benefits from a gas supply (capped) and 3 phase power.

Externally, there is ample car parking for deliveries, staff and visitors.



Edinburgh Castle

The Meadows

Causewayside

Arthur's Seat

BP Petrol Station

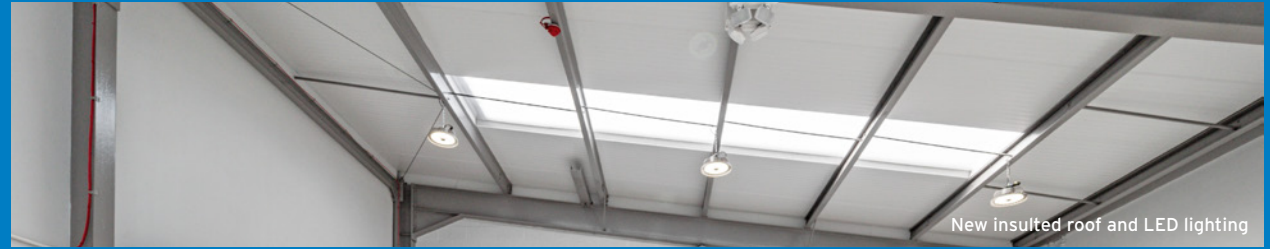
### Drive Times

Waverley Station	8 min
Haymarket Station	12 min
Edinburgh City Centre	1 mile
City of Edinburgh Bypass	3.5 miles

# REFURBISHMENT

The property is undergoing an extensive refurbishment to include:

- New roof (composite panel Kingspan roof with insulated roof lights)
- New LED lighting (non-corrosive units with PIR sensors)
- New, electrically operated loading doors (100mm insulated roller shutters)
- Full electrical re-wire and new fire detection systems
- Full new decoration including epoxy paint to warehouse floor
- Instantaneous water heaters for new toilets
- Electric vehicle charging points





## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) to provide a Gross Internal Area of approximately 230 sq m (2,475 sq ft).

## LEASING TERMS

The premises are available on a new full repairing and insuring lease for a period to be agreed. Further information is available from the letting agents.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for all costs associated with the registration of the lease.

## VAT

All rents are quoted exclusive of VAT.

## RATEABLE VALUE

Tenant to make their own enquiries.

## ENERGY PERFORMANCE CERTIFICATE

Expected EPC 'A' Rating post refurbishment.

## FURTHER INFORMATION AND VIEWING

For further information or to arrange to inspect these premises internally, please contact the letting agents.

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