



UNIT 18 - 20

READY FOR OCCUPATION IN Q1 2025 POST-REFURBISHMENT
WAREHOUSE / INDUSTRIAL UNIT
4,598 SQ FT (427.2 SQ M)



CITYHUB

Unit 18 - 20
Stenhouse
Mill Wynd,
EH11 3XX

* Indicative image of unit



DESCRIPTION

The property comprises a mid-terraced industrial/warehouse premises of steel portal frame construction with insulated cladding under a pitched and clad roof. Internally, the premises provide an open-plan modern warehouse with a concrete floor and utility block. The walls and floor will be painted throughout. Lighting will be provided via LED 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. The property is currently undergoing extensive refurbishment; more detailed information on these works is available upon request.

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).



* Indicative image of unit

SPECIFICATION



Up to 6.2m Eaves Height



1 Level Access Door



Target EPC A Rating Post Refurbishment



Demised Yard



Three Phase Power



LED Warehouse Lighting to be Installed



10% Roof Lights



Established Industrial Location

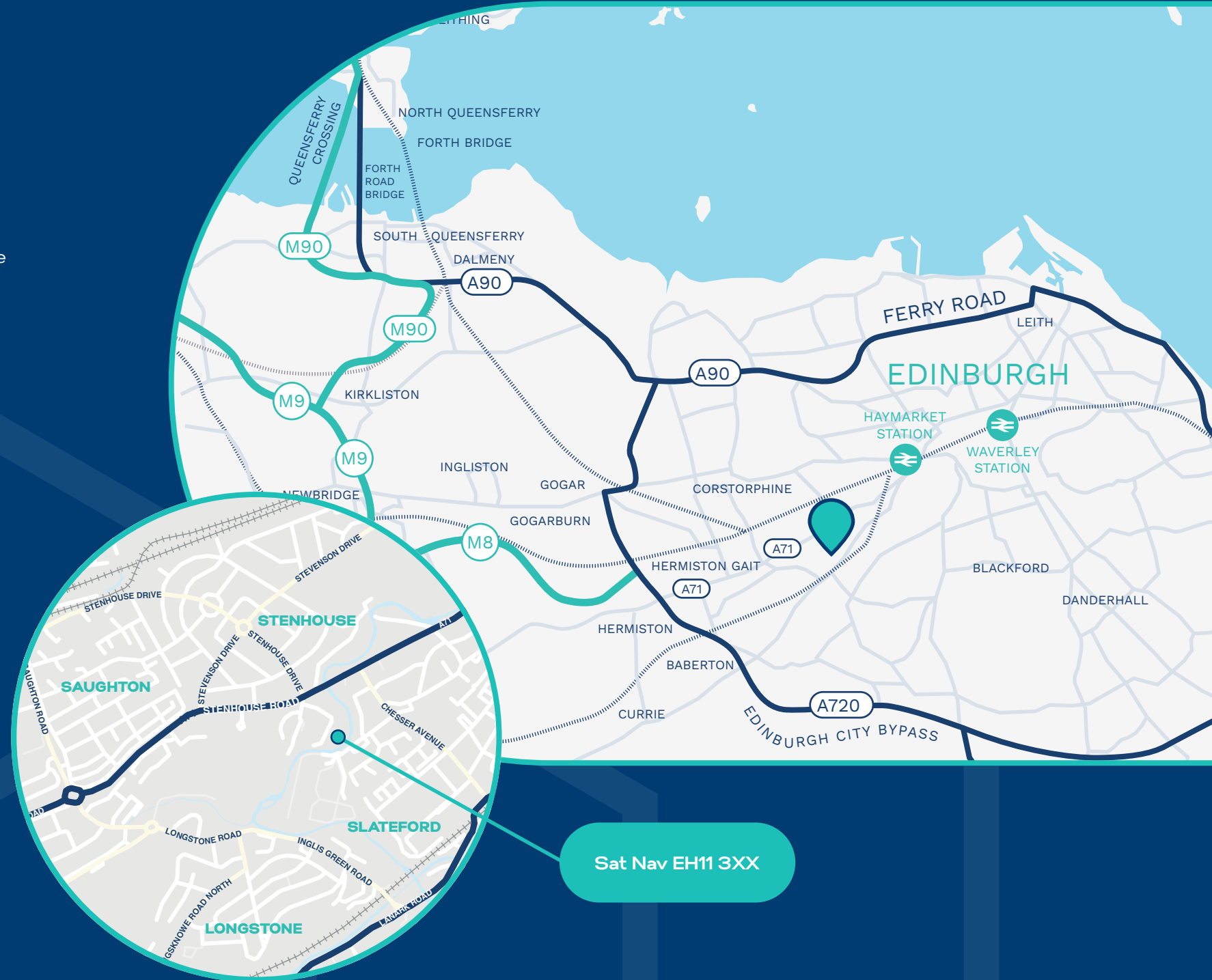


LOCATION

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





A71 - 2.5 miles to Edinburgh City Centre

UNIT 18 - 20

Local Occupiers

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

* Indicative image of unit

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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.

EPC

Current EPC rating of C. Post refurbishment EPC target of A.

BUSINESS RATES

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

VAT

All prices quoted are exclusive of VAT.

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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Ryden

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