

INCENTIVES AVAILABLE



20 Hawkhill Avenue

- Modern Trade counter unit within popular city centre trading estate
- Benefits from enclosed secure yard
- Good eaves height of approx 6m
- Lease expiry on 6th January 2029 – option to extend for further 10 years
- GIA: Including mezzanine - 11,982 sq.ft / 1,113.15 sqm
- New revised passing rent to be set at £135,000 per annum

TO LET

20 Hawkhill Avenue,
Edinburgh, EH7 6BU

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LOCATION

20 Hawkhill Avenue | TO LET

The subjects are located within Scotland's capital city of Edinburgh, which at present has a resident population of circa 515,000 persons and is considered one of the United Kingdom's strongest regional economies. The population is projected to increase to circa 585,000 by 2030.

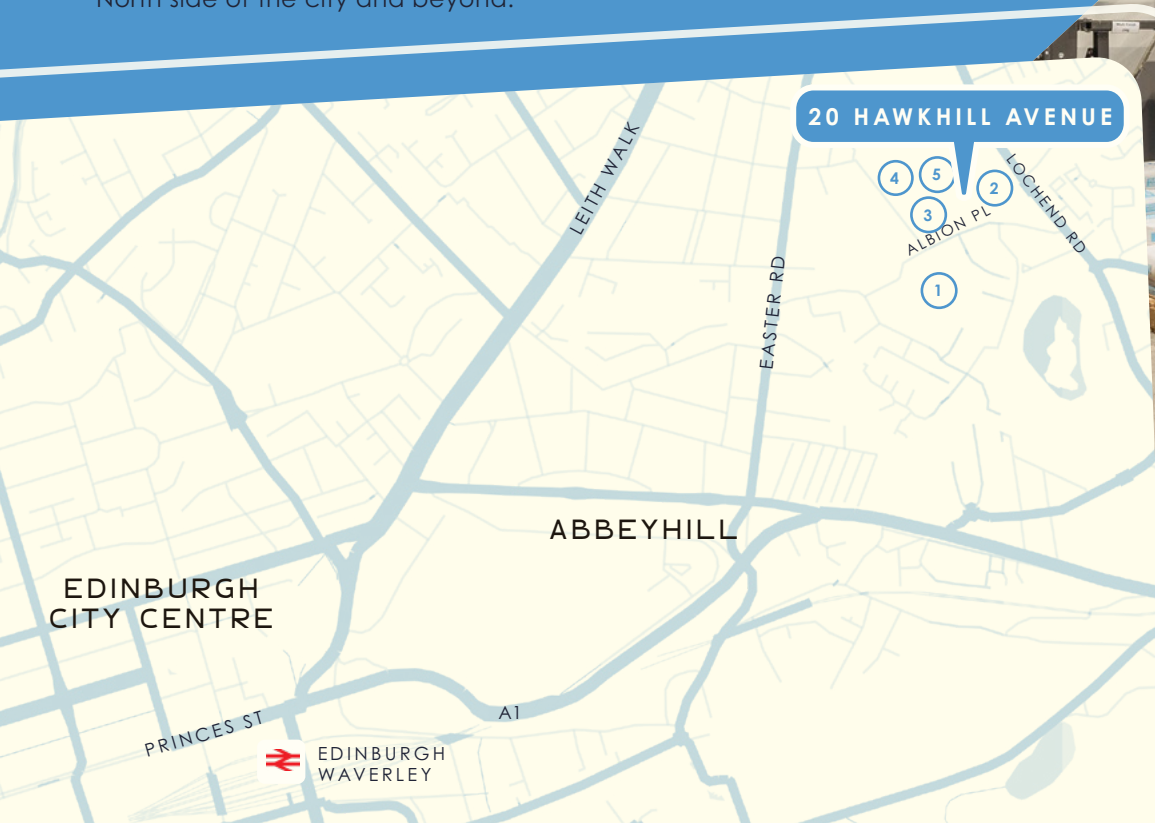
More specifically the subjects are located within the Hawkhill Avenue industrial estate to the North side of the city centre within the Leith district of Edinburgh. The subjects lie just behind Hibernians football stadium Easter Road. The property is located on Hawkhill Avenue which acts as a link road between Lochend Road and Albion Place.

The unit is easily accessible being only 3 miles North East of Princes Street, which lies within the heart of Edinburgh's city centre. The estate is well placed to service the North side of the city and beyond.

Other nearby occupiers include those of a national coverage including Thornbridge Timber Merchants, Wolseley, Stax Trade Centres, Pentland Component Parts and a further estate just behind with other more local occupiers.

The location can be seen on the appended map/video link.

1. Hibernian Football Club
2. Thornbridge Timber
3. Wolseley Plumb & Parts
4. Stax Trade Centres
5. Pentland Component Parts Ltd



DESCRIPTION

The property comprises a modern industrial unit of a steel portal frame construction, with part brick infill walls and part profile metal sheeting with the roof being of a profile metal clad finish. Natural light is afforded through translucent roof panels into the warehouse element.

The unit can be accessed through the aluminium framed and glazed doors to the south most elevation or via the vehicular roller shutter door to the west most gable end, or the pedestrian exit door.

Internally the unit is laid out to provide open plan warehouse space for storage and distribution/ trade counter purposes, with the main area being an open plan warehouse facility. The unit also benefits from a substantial mezzanine area which can be accessed via the steel staircase. There is also office accommodation, w/c facilities and a trade counter area contained within the unit.

Artificial lighting is provided by way of a mixture of LED filaments and fluorescent strip.

The subjects further benefit from a secure yard to the eastmost side of the building which is tarmac in nature and surrounded by secure fencing.

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ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring Practice 6th Edition on a Gross Internal Area basis:

AREAS	SQM	SQFT
Ground Floor	892.51	9,607
Mezzanine	220.0	2,374
Total	1,113.11	11,981



LEASE DETAILS

20 Hawkhill Avenue | TO LET

We are seeking to dispose of our client's current lease by way of assignation/sub lease and have noted the salient points below:

Landlord: C&W Assets Ltd

Tenant: MGM Timber (Scotland) Ltd

Rent: £135,000 per annum

Rent Review: No further reviews until expiry. Rent review just settled.

Lease Expiry: January 6th 2029

Option to Extend: There is an option to extend the lease a further 10 years upon giving 6 months prior written notice.

Lease Type: FRI subject to photographic Schedule of Condition

Further information can be sent by the letting agent upon request.

RATEABLE VALUE

With reference to the Scottish Assessors Association website we note that the subjects have a rateable value of **£72,900**

RENT

As noted, the passing rent is set at **£135,000** per annum exclusive of VAT.

EPC

Available on request

LEGALS

Each party is to pay their own legal costs, and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction. All prices are quoted exclusive of VAT.

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