

TO LET

# SEAFIELD INDUSTRIAL ESTATE

Seafield Way  
Edinburgh  
EH15 1TB



Prime  
Industrial/  
Trade Unit



Full  
Refurbishment to  
Complete Q4 2025

3

3 Units  
Available



Premises  
from c.5,000-  
15,000 sq ft.



Highly  
Visible  
Location



Car  
Parking



1A

2A

2B



# HIGHLY VISIBLE LOCATION, SUITABLE FOR A VARIETY OF END USES

## LOCATION

Edinburgh is Scotland's capital city and is situated on the east coast of the country with a population of approximately 500,000 with a greater catchment of c.1.2M. The subject premises are located approximately 3 miles to the east of the city centre on the south side of the A199, Seafield Road East, which forms a major thoroughfare linking Edinburgh via the A1 and city bypass to the south and east of the Lothian's.

The surrounding area is a well-established business location with a mixture of alternate commercial uses from car showroom, retail, trade counter and warehouse and distribution. Neighbouring occupiers within the immediate vicinity include Peter Vary (BMW & Mini), Graham Builders Merchants, Screwfix, Toolstation, McDonalds and Jewsons.



## KEY

- 01 Howdens
- 02 Capital Hair & Beauty
- 03 Topps Tiles
- 04 Direct Flooring
- 05 Hilti Store
- 06 Würth Trade Store
- 07 Toolstation
- 08 Bunzl Cleaning & Hygiene
- 09 Screwfix

# DESCRIPTION

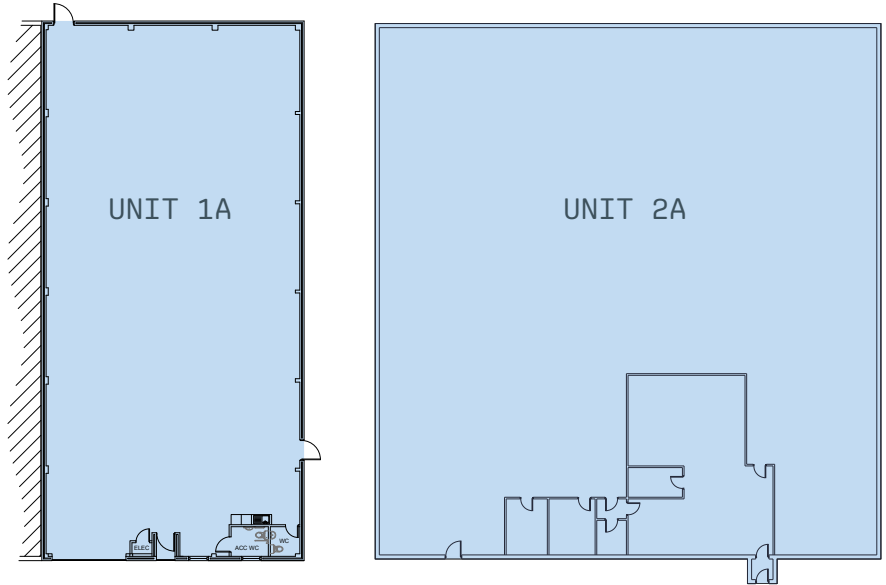
The units consist of prominent terraced industrial buildings of steel portal frame construction under a pitched roof, with roller shutter access to the front of each individual unit. There is pedestrian access, and the units benefit from 3 Phase Power and WC facilities. Unit 2A benefits from a secure yard with metal palisade fence and large gate.

# ACCOMMODATION

UNIT 1A	5,054 SQ FT	469.5 SQ M
UNIT 2A	10,244 SQ FT	951.7 SQ M
UNIT 2B	5,054 SQ FT	469.5 SQ M



# INDICATIVE PLAN



UNITS FROM 464 SQ M  
(5,000 SQ FT) TO  
1,393 SQ M (15,000 SQ FT)



Immediate Entry Available



Summary of Works on request

# SEAFIELD INDUSTRIAL ESTATE

## TERMS

The properties are available on a new Full Repairing and Insuring basis for a rent and term to be agreed. Further information on the quoting terms are available through the joint letting agent.

## BUSINESS RATES

Business Rates are available upon request.

## VAT

All prices are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

## EPC

Energy Performance Certification is available upon request.

## PLANNING

The premises currently benefit from Use Class 5 (general industrial) and Class 6 (storage & distribution). Additional information on this planning consent is available upon request.

## AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.



## VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

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# CBRE

# Ryden

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