

# UNIT TO LET

NEWLY REFURBISHED

## 4,718 SQFT

EDINBURGH  
CITY CENTRE

LEITH WALK

PILRIC STREET

BONNINGTON ROAD

NEWHAVEN ROAD

BONNINGTON  
INDUSTRIAL ESTATE

[www.ipif.com/bonnington](http://www.ipif.com/bonnington)

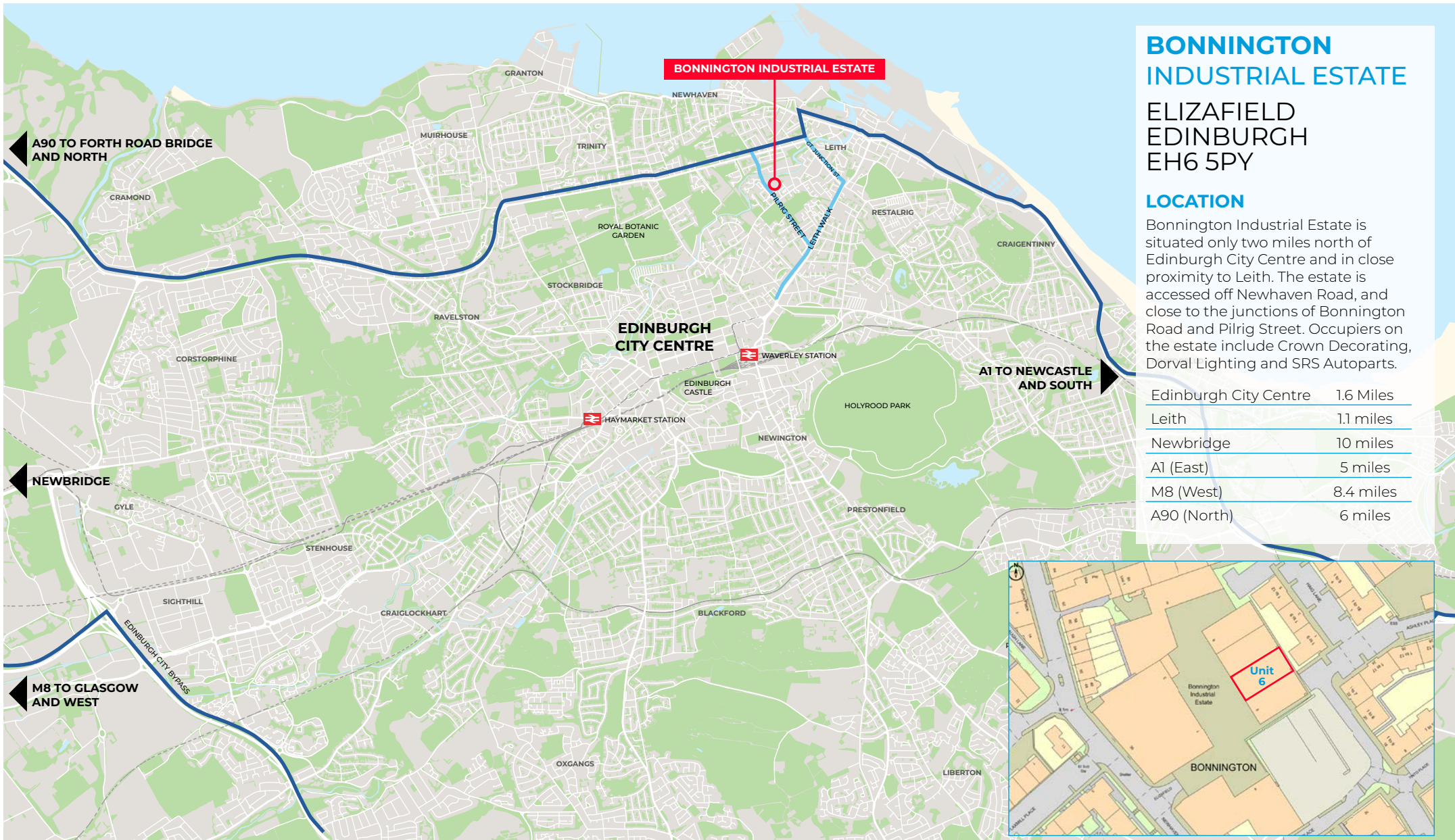
INDUSTRIAL UNIT TO LET

## BONNINGTON INDUSTRIAL ESTATE

ELIZAFIELD, EDINBURGH, EH6 5PY

**IPIF**





## BONNINGTON INDUSTRIAL ESTATE

ELIZAFIELD  
EDINBURGH  
EH6 5PY

### LOCATION

Bonnington Industrial Estate is situated only two miles north of Edinburgh City Centre and in close proximity to Leith. The estate is accessed off Newhaven Road, and close to the junctions of Bonnington Road and Pilrig Street. Occupiers on the estate include Crown Decorating, Dorval Lighting and SRS Autoparts.

|                       |           |
|-----------------------|-----------|
| Edinburgh City Centre | 1.6 Miles |
| Leith                 | 1.1 miles |
| Newbridge             | 10 miles  |
| A1 (East)             | 5 miles   |
| M8 (West)             | 8.4 miles |
| A90 (North)           | 6 miles   |



On behalf of the Landlord

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# BONNINGTON INDUSTRIAL ESTATE

ELIZAFIELD, EDINBURGH,  
EH6 5PY

## DESCRIPTION

The property comprises a standard industrial unit of concrete frame construction with part rendered brickwork, under a modern insulated roof, off a concrete floor. Lighting is provided via translucent roof panels and is supplemented by high bay hanging LED strip lighting.

The unit includes one W/Cs and a small kitchenette to the front of the unit. The floor to ceiling height in the warehouse is 5.66m and vehicle access is provided via an electric roller shutter door to the front of the unit measuring 3.67m wide and 3.74m high.

Externally there is good turning space and 3 car parking spaces associated with the unit.

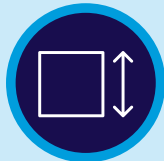
## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

|        | SQ M  | SQ FT |
|--------|-------|-------|
| Unit 6 | 438.4 | 4,718 |



TRADE COUNTER  
POTENTIAL



EAVES HEIGHT  
5M TO 5.7M



3-PHASE POWER



ROLLER SHUTTER  
ACCESS



DEMISED  
CAR PARK



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## LEASE TERMS

The unit is available on new full repairing and insuring leases for a term to be agreed.

## BUSINESS RATES

Unit 6: £32,400

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

An EPC is available on request.



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