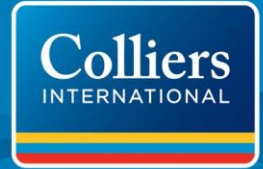


TO LET

INDUSTRIAL PREMISES



CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

Lewis Pentland
Logistics & Industrial
+44 131 240 7523
lewis.pentland@colliers.com

Property Ref: 24131

7 Swanfield, Edinburgh, EH6 5RX

- Prominent Industrial/Warehouse Premises
- Dedicated yard and parking
- Recently refurbished
- Available immediately

5,687 sq ft (528.35 sq m)

Colliers International
1 Exchange Crescent
Conference Square
EDINBURGH
EH3 8AN
+44 131 240 7500

www.colliers.com/uk/industrial

7 Swanfield, Edinburgh, EH6 5RX

LOCATION

The premises are located in the North East of Edinburgh in Leith, approximately 1.5 miles from the city centre. Swanfield, which lies off Bonnington Road, is a small industrial development with trade counter operators and light industrial/business units. The area is convenient for public transport and is within easy driving distance of both the city centre and main roads, which lead to the City Bypass and Motorway links.

DESCRIPTION

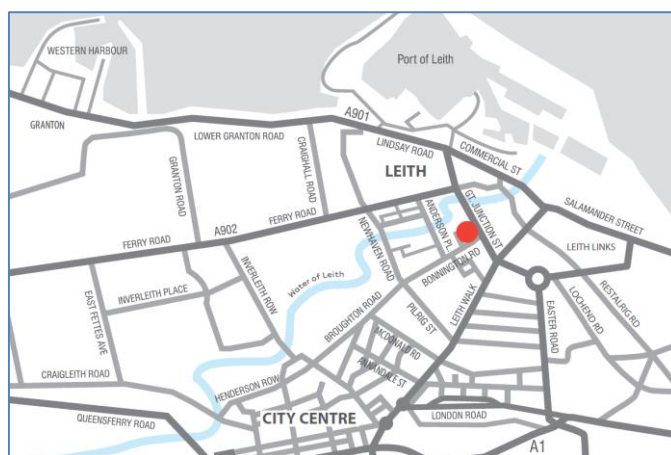
The subjects comprise a modern stand-alone industrial building with 2 storey offices and yard/parking facilities. The industrial element is of steel frame construction with insulated profile cladding and brickwork to dado level, under a pitched roof with integrated translucent roof panels. Vehicle access is provided by way of a 3.5m x 5m electric up and over door. The 2 storey brick built offices to the front of the building have been arranged to provide a mixture of open plan and cellular accommodation. In addition, the premises benefit from the following specification:

- Minimum eaves height of 5.7 metres rising to over 7 metres
- 3 phase power supply
- Cat 5 data cabling
- Male/female & disabled WCs and shower facilities

ACCOMMODATION

The Gross Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

	SQ FT	SQ M
Warehouse	2,984	277.24
GF Offices/Store/WCs	1,516	140.85
1st Floor Offices	1,187	110.26
Total	5,687	528.35



RATEABLE VALUE

According to Scottish Assessors the Rateable Value of the unit is £37,500.

LEASE TERMS

The premises are available on a Full Repairing and Insuring basis for a term to be agreed.

EPC RATING

The property has an EPC rating of 'D'. An EPC certificate is available on request.

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

February 2018.

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