

TO LET

Industrial premises with internal offices

Situated on a site area of
approximately 3 acres

Size: 4,694 sq m (50,526 sq ft)
Rent: £175,000 pa exclusive of VAT

20 West Shore
Road Granton
Edinburgh
EH5 1QD

Ryden.co.uk
0131 225 6612



General

Our clients have instructed us to identify a new tenant for this property and will be available for occupation in early 2019. Some improvement works are currently being carried out to the building. The property is suitable for manufacturing or distribution use.



Location

The property is situated on the north side of Edinburgh within the Granton area.

Overall the property is well situated to service Edinburgh city centre (approximately 3 miles) and also for quick and easy access to the motorway network serving central Scotland.

Approximate drive times are as follows:

Edinburgh city centre	15 minutes
Forth Road Bridge	15 minutes
M8 (Glasgow)	15 minutes
Glasgow	1 hour
Dundee & Stirling	1 hour
Aberdeen	2 1/2 hours

Other occupiers in the vicinity include Biffa, Hanson, Black Light, Edinburgh College, Blackhall Engineering Ltd, Social Bite Village and Gechotech Solutions Ltd.

Description

The property comprises a substantial manufacturing or distribution premises situated on a total site area of approximately 3 acres.

The building is of steel frame construction with a concrete floor and with insulated wall/roof cladding. The roof cladding is inset with translucent panels.

The property has a minimum eaves height of 5.6 metres and a ridge height of 7.5 metres.

Internally the property is arranged to provide mainly open storage and/or manufacturing accommodation. The offices and toilet facilities are in the south and west sections of the property and could be adapted to suit the incoming tenant.

Externally the property benefits from ample staff and visitor car parking and HGV circulation space.

The entire site is security fenced.



Site Area

We estimate the overall site area of the property to be 3 acres.

Accommodation

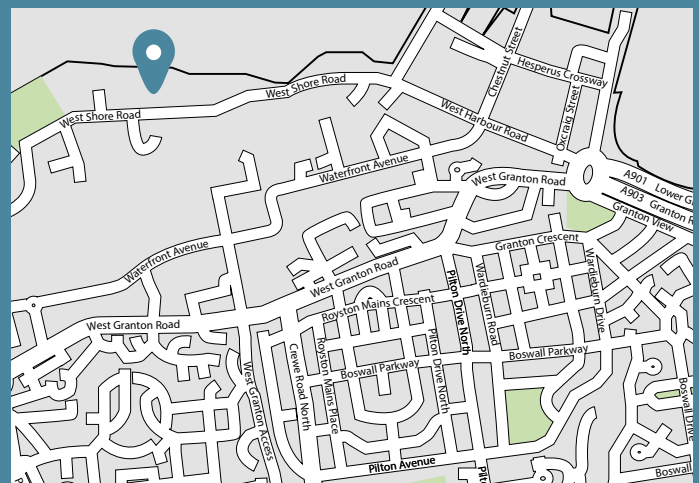
We have calculated the gross internal area of the property to be 4,694 sq m (50,526 sq ft)

Terms

The property is available to lease for a term to be agreed. The rental required for the property is £175,000 per annum exclusive of VAT.

Rateable Value

We understand from the local Assessor's Department that the property is currently assessed for rating purposes as follows: Rateable Value: £183,000.



Viewing and Further Information

All viewings of this property can be arranged on an accompanied basis. Further information by contacting:

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