

Preliminary Details

# Industrial/Business Premises

246 Causewayside Edinburgh, EH9 1UU

230 sq m (2,475 sq ft)

Well established business location

Suitable for a variety of uses

Close to Edinburgh City Centre

Recently refurbished

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### LOCATION

The subject premises are located approximately 2 miles south of Edinburgh City Centre within the Newington area of the city. The premises are located off Ratcliffe Terrace which in turn runs parallel to Newington Road, Minto Street and Mayfield Gardens, and acts as one of the main arterial routes into the city.

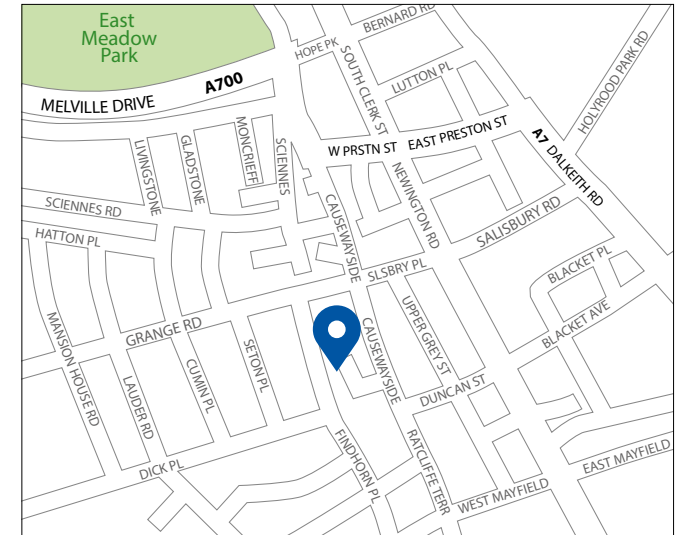
The surrounding area enjoys a wide range of local amenities to include retail, bar/restaurants, offices, light industrial and residential. The main commercial occupiers within close proximity include Tesco, The Bike Station, National Library of Scotland, Majestic Wine and Jewson Ltd.

### DESCRIPTION

The premises comprise an industrial/ business unit of steel frame construction rendered externally under a pitched and corrugated sheet roof. Internally, the premises are arranged to provide open industrial accommodation with a minimum eaves height of 4 meters along with WC facilities.

The property benefits from ample natural daylight via translucent roof panels supplemented by fluorescent strip lighting. In addition the property benefits from a gas supply and 3 phase power.

Externally, there is ample car parking for deliveries, staff and visitors.







## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) to provide a Gross Internal Area of approximately 230 sq m (2,475 sq ft).

## LEASING TERMS

The premises are available on a new full repairing and insuring lease for a period to be agreed. Further information is available from the letting agents.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for all costs associated with the registration of the lease.

## VAT

All rents are quoted exclusive of VAT.

## RATEABLE VALUE

We are advised by the local assessor the property has a Rateable Value of £15,300 with rates payable (2020/2021) of approximately £7,500 per annum. An occupier may benefit from small business rates relief.

## ENERGY PERFORMANCE CERTIFICATE

The property has an 'E' rating.

## FURTHER INFORMATION AND VIEWING

For further information or to arrange to inspect these premises internally, please contact the joint letting agents.

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