

To Let

INDUSTRIAL/TRADE COUNTER

Block F Unit 2

40 Kings Haugh
Prestonfield Park Industrial Estate
Edinburgh
EH16 5UY



- 300 sq m (3,239 sq ft)
- Modern Industrial Premises
- Central location near Edinburgh City centre
- Well established business location
- Close proximity to the City Bypass

LOCATION

The premises are located within Prestonfield Park Industrial Estate, approximately 2 miles to the south east of Edinburgh City Centre. The estate is situated immediately adjacent to Peffermill Industrial Estate at the end of Kings Haugh.

Prestonfield Park is one of Edinburgh's most central industrial locations and also offers convenient access to the City Bypass (A720) which connects to the M8 at Hermiston Gait and in turn links to the M9 and the rest of the Scottish Motorway Network.

The estate is a long established and popular business location which is home to a variety of nationwide trade counter occupiers including Howdens, City Plumbing, City Electrical Factors, St Andrew's Timber Supplies, Bonner, Graham Plumbers Merchant and Laurence McIntosh.



DESCRIPTION

The premises comprise a modern mid-terrace industrial unit of steel frame construction with insulated steel clad walls and roof.

The property benefits from a minimum eaves height of 6 metres rising to 7.5 metres along with an electrically operated sectional shutter door, translucent roof panels, sodium lighting, three phase electrical supply and WC facilities.

Externally there is ample communal yard and car parking spaces.

ACCOMMODATION

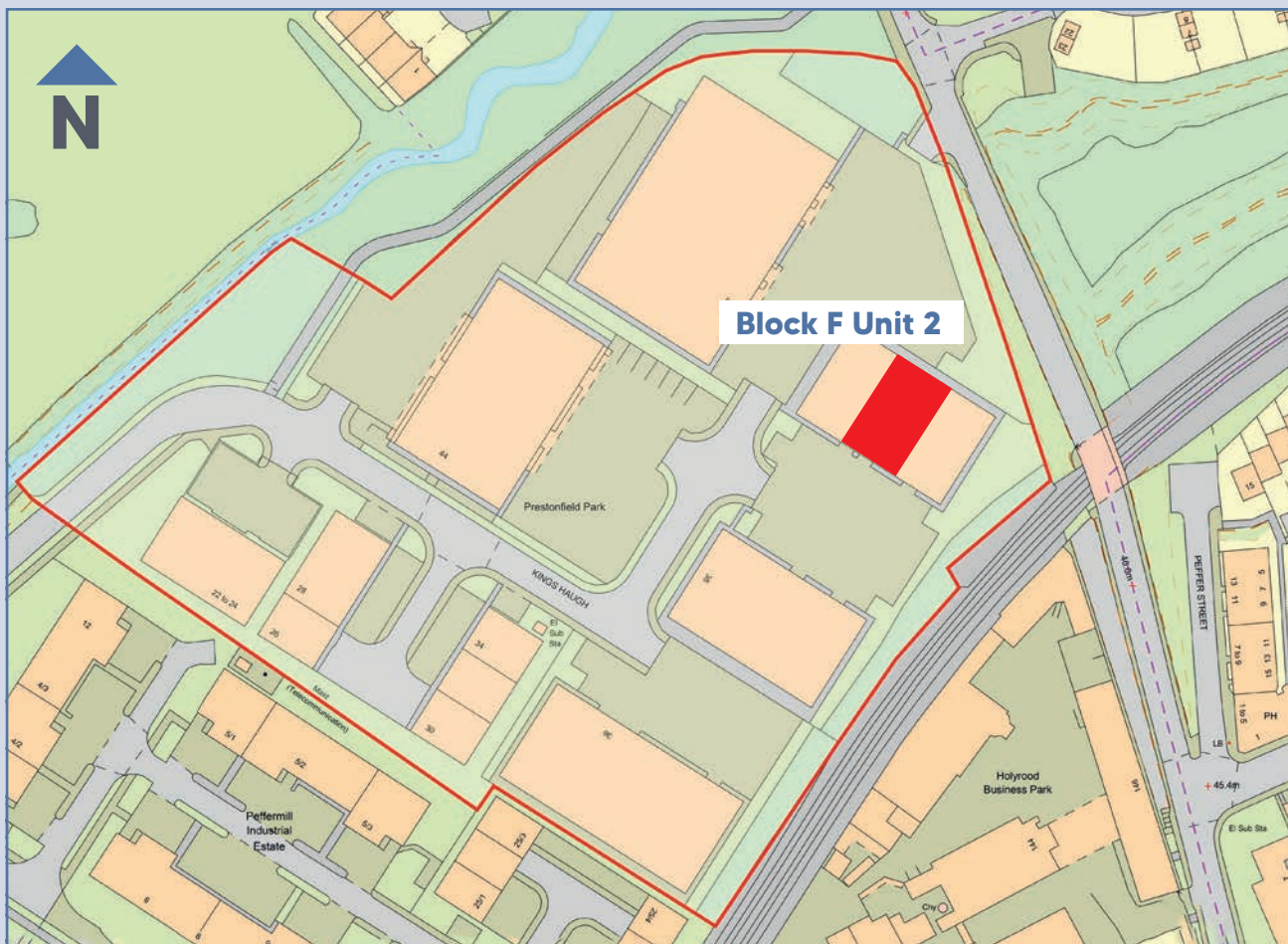
We have measured the property in accordance with the RICS Code of Measurement Practice (6th Edition) to provide a Gross Internal Area of 300 sq m (3,239 sq ft).

BUSINESS RATES

We are advised by the Scottish Assessor's Association that the property has a Rateable Value of £19,300. This results in rates payable (2020/21) of approximately £9,450 per annum.







TERMS

The premises are available on a new Full Repairing & Insuring lease for a rent and period to be agreed. Further information on lease terms are available from the joint letting agents.

VAT

All prices are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs. In the normal manner the incoming tenant will be responsible for any LBTT and registration dues.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC 'C' rating.

FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:-

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