

UNITS TO LET

FOLLOWING REFURBISHMENT

3,960-16,328 SQFT

EDINBURGH
CITY CENTRE

LEITH WALK

PILRIC STREET

BONNINGTON ROAD

NEWHAVEN ROAD

BONNINGTON
INDUSTRIAL ESTATE

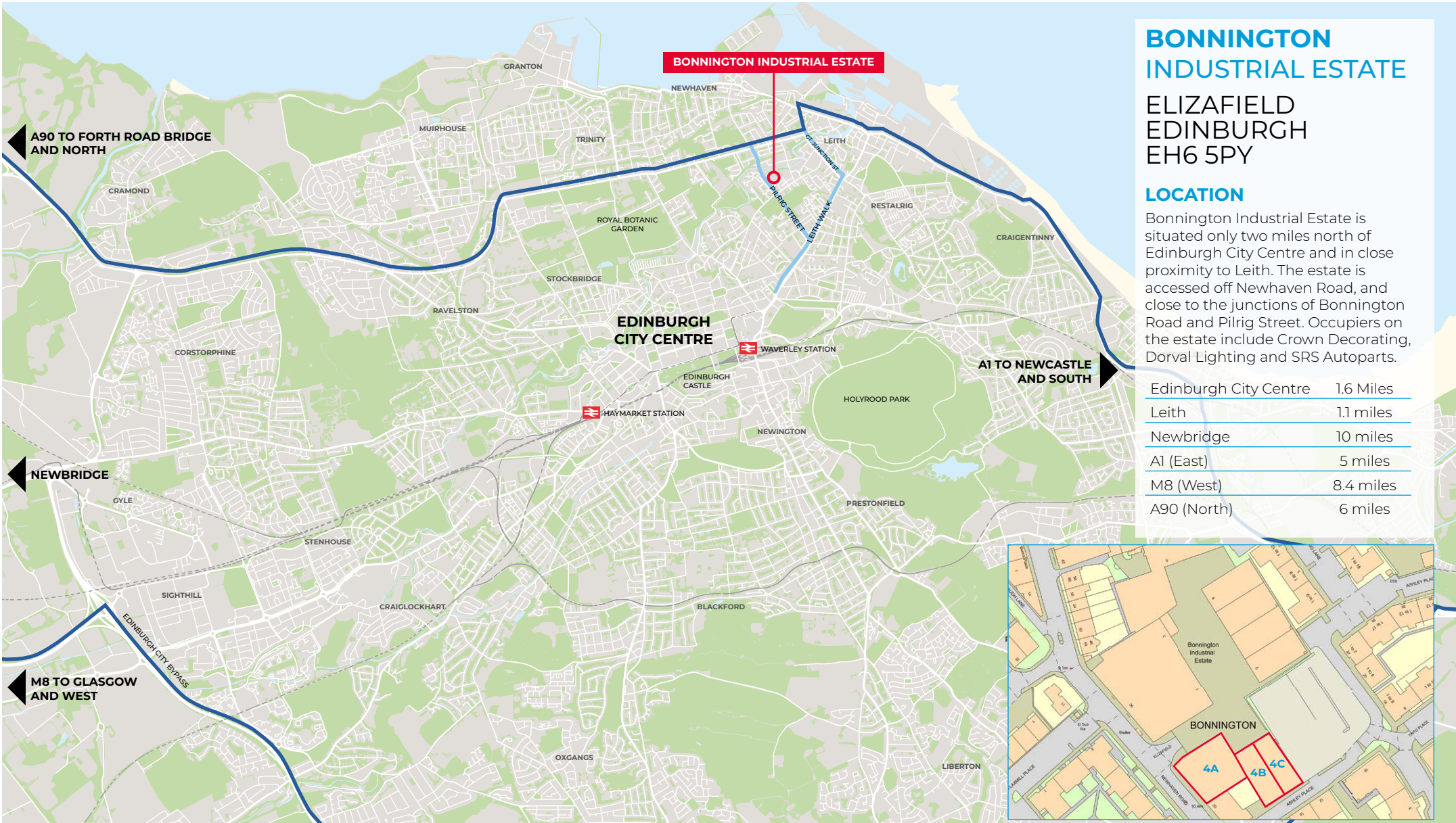
www.ipif.com/bonnington

INDUSTRIAL UNITS TO LET

BONNINGTON INDUSTRIAL ESTATE

ELIZAFIELD, EDINBURGH, EH6 5PY

IPIF 



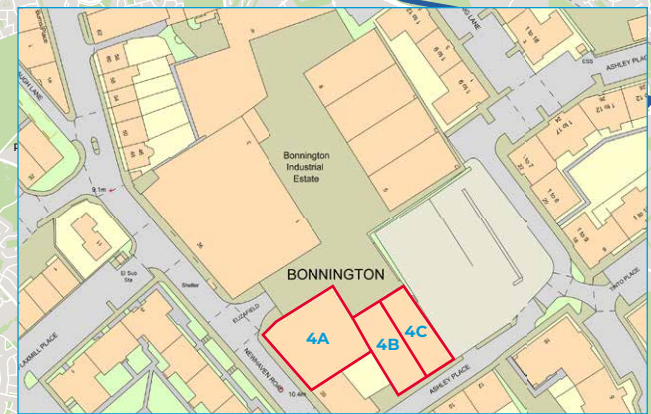
BONNINGTON INDUSTRIAL ESTATE

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



Liz Dunsmore
liz.dunsmore@ipif.co.uk

Galbraith
0131 240 6960

Lucy Yates
lucy.yates@galbraithgroup.com
07824 848 097



Scott Hogan
scott.hogan@knightfrank.com
07468 729 768



BONNINGTON INDUSTRIAL ESTATE

ELIZAFIELD, EDINBURGH, EH6 5PY

DESCRIPTION

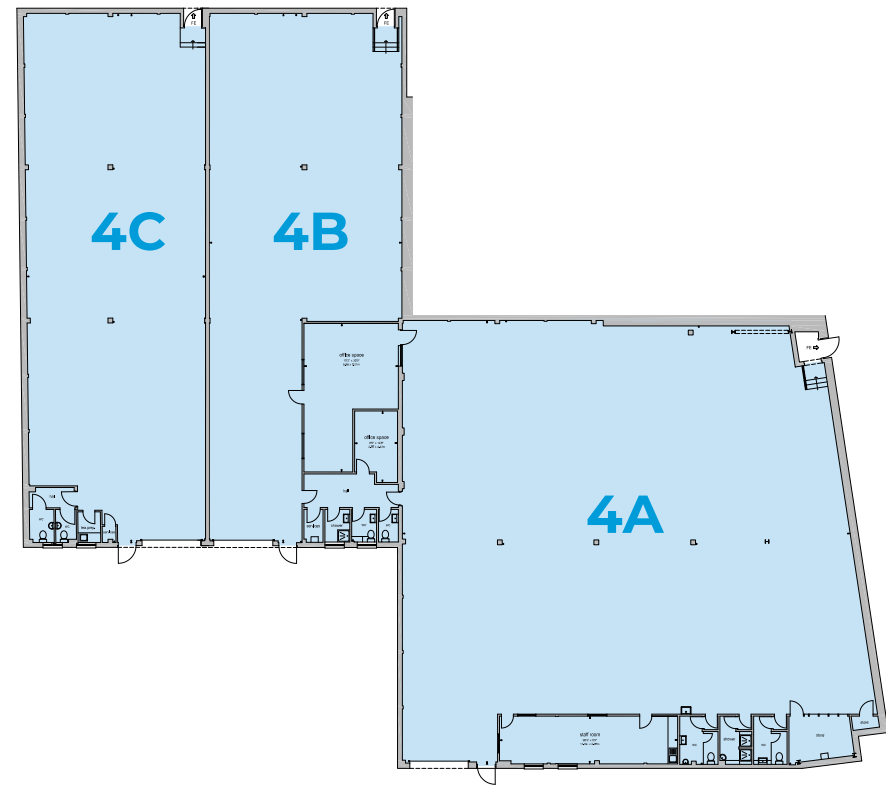
The units comprise high quality, warehouse units of concrete frame construction with part rendered brick elevations under a profile cement roof. The units vary individually, but generally benefit from translucent roof panels providing natural light, with painted concrete floor and walls. To the front of the units there are welfare pods including tea point/kitchenette and male and female WC's. The units are on ground level only.

ACCOMMODATION

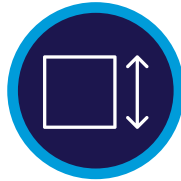
Available accommodation comprises of the following gross internal areas:

UNIT	SQ M	SQ FT
4A Warehouse	70.3.30	7,570
Office/Welfare	55.40	596
TOTAL	758.70	8,167
4B Warehouse	311.54	3,354
Office/Welfare	78.76	847
TOTAL	390.30	4,201
4C Warehouse	354.54	3,817
Office/Welfare	13.36	143
TOTAL	367.90	3,960

The units could be combined to create one large unit extending 16,328 sq ft (1,516.90 sq m).



TRADE COUNTER POTENTIAL



EAVES HEIGHT 5M TO 5.7M



3-PHASE POWER



ROLLER SHUTTER ACCESS



DEMISED CAR PARK



TO BE REFURBISHED



TO BE REFURBISHED

On behalf of the Landlord



Liz Dunsmore
liz.dunsmore@ipif.co.uk

Galbraith
0131 240 6960

Lucy Yates
lucy.yates@galbraithgroup.com
07824 848 097



Scott Hogan
scott.hogan@knightfrank.com
07468 729 768



LEASE TERMS

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

BUSINESS RATES

Unit 4A & 4B: £72,000

Unit 4C: £21,200

Should units 4A & 4B be let individually, the rateable value will need re-assessed.

SERVICE CHARGE

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

LEGAL COSTS

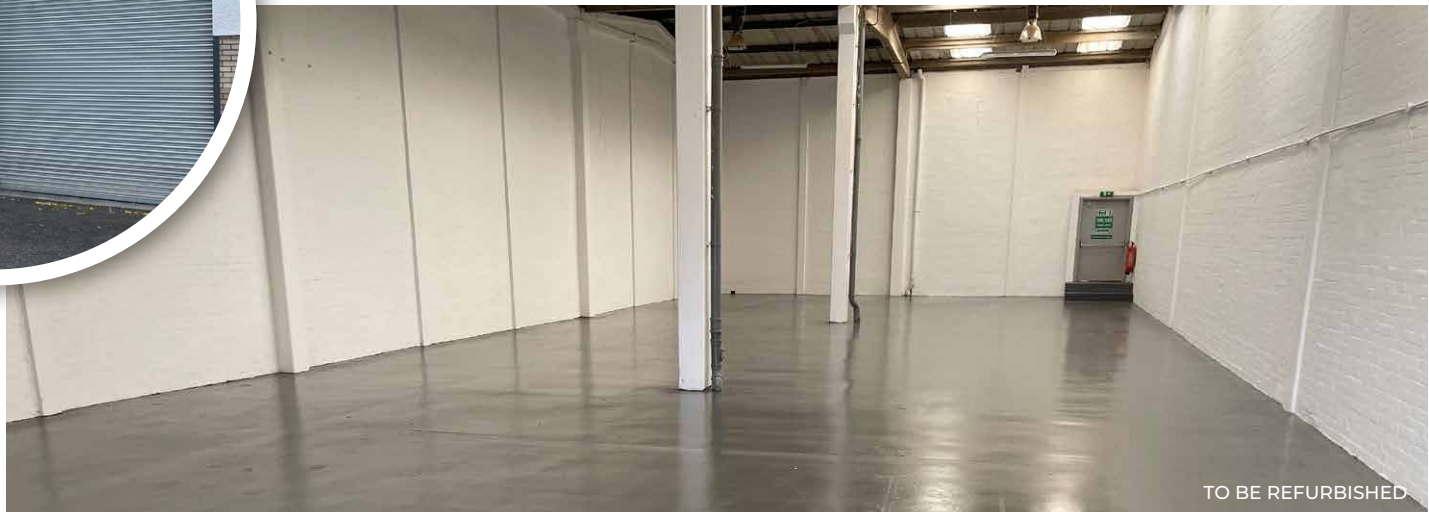
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

An EPC is available on request. A new EPC will be prepared on completion of the refurbishment works.



On behalf of the Landlord



Liz Dunsmore
liz.dunsmore@ipif.co.uk

Galbraith
0131 240 6960

Lucy Yates
lucy.yates@galbraithgroup.com
07824 848 097



Scott Hogan
scott.hogan@knightfrank.com
07468 729 768