

# 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

Lambert  
Smith  
Hampton

0131 226 0333  
www.lsh.co.uk



## General

The property presents a rarely available opportunity to acquire a substantial manufacturing/distribution facility within the Edinburgh city boundary. The subjects are ready for immediate occupation.



## Location

The property is situated on West Shore Road within the Granton area which is located to the north side of the city.

The property is well situated to service both Edinburgh city centre (approximately 3 miles) and beyond with both Edinburgh City Bypass and the Scottish Motorway Network easily accessible.

### Approximate drive times are as follows:

Edinburgh city centre	15 minutes
Forth Road Bridge	20 minutes
M8 (Glasgow)	20 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 subjects comprise a substantial manufacturing/distribution facility located on a site extending to approximately 3 acres. The property benefits from the following specification:

- Steel framed construction
- Concrete floor
- Brick/block/profiled metal sheeting walls
- Profiled metal sheet roof incorporating translucent light panels
- Suspended fluorescent tube lighting
- Office accommodation
- Toilet facilities
- 3 phase power supply
- 2 vehicular access/loading doors
- Minimum eaves height 5.6 metres
- Ridge height 7.5 metres
- Large loading yard and parking area suitable for HGVs
- Secure fenced site

## Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and have calculated the following Gross Internal Area: 4,694 SQ M (50,526 SQ FT)

## Terms

The property is available to lease for a period to be agreed at a rent of £175,000 per annum plus VAT.

## Rateable Value

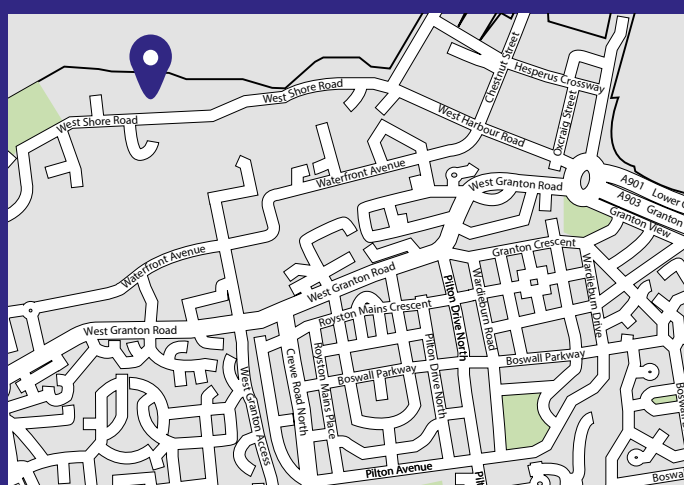
We understand from the local assessors department that the property is currently assessed for rating purposes as follows:

Rateable Value: £168,000

Further information on rates payments can be found at [www.saa.gov.uk](http://www.saa.gov.uk).

## Energy Performance Certificate

The building has an Energy Performance Rating of D (54). A copy of the EPC documentation is available on request.



APPROXIMATE SITE BOUNDARIES SHOWN OUTLINED FOR GUIDANCE ONLY

## Viewing and Further Information

All viewings of this property can be arranged on an accompanied basis. For further information please contact the agents:

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