



**ALLIED
SURVEYORS
SCOTLAND**

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TO LET

25-29 Beaverhall Road, Canonmills, Edinburgh, EH7 4JE

- ✔ Various industrial units available for short-term occupancy
- ✔ Situated approximately 1.2 miles north-east of Edinburgh city centre
 - ✔ Available on a flexible Licence to Occupy from 6 months
 - ✔ Rents inclusive of electricity
- ✔ Approximate Gross Internal Areas from 1,568 sq ft to 19,570 sq ft

Commercial Valuation | Agency | Investment Advice
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LOCATION

Beaverhall Road is located in the Canonmills area of Edinburgh's New Town just off Broughton Road and approximately 2 miles north-east of Princes Street.

The subjects are situated on the west side of Beaverhall Road opposite the entrance to Dunedin Street.

Nearby occupiers include Cold Town Beer, Worn In Wardrobe, Sixt Rent a Car and Alien Bloc.

DESCRIPTION

The subjects consist of a terrace of industrial units forming the ground floor of a larger industrial complex with yard and associated parking.

The units comprise a range of industrial units suitable for temporary storage purposes. Some of the units have office space internally and benefit from electric roller shutter doors.

To the rear of the units there is a mutual yard area with car parking spaces.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate gross internal areas:

Unit	Approx Floor Area	Rateable Value	Features
Unit 25/1	3,520 sq ft	£15,600	Double height with mezzanine floor. Roller shutter.
Unit 25/2	4,000 sq ft	£22,100	Double height unit with roller shutter
Unit 27/4	3,000 sq ft	£12,600	Single storey workshop/distribution unit with small office. Roller shutter.
Unit 25/5	1,568 sq ft	£9,100	Roller shutter and pedestrian door. Tiled floor.
Unit 25/7	2,300 sq ft	£39,000	1,600 sq ft of office with 700 sq ft of storage accommodation. Roller shutter.
Unit 27/10	3,000 sq ft	£20,600	Roller shutter. Two storey office inside.
Unit 29a	2,182 sq ft	£12,400	Workshop/storage with roller shutter and car parking.
			19,570 sq ft

RENT

The units are available at a rate of £8 per sq ft inclusive of electricity.

TERMS

The units will be leased on a License to Occupy basis for a maximum of 6 months with a flexible one month notice period.

RATEABLE VALUE

We have provided the individual rateable values as per the Scottish Assessor's website (www.saa.gov.uk). The tenant will be liable for non-domestic rates during their period of occupancy. The uniform business rate for the current year is £0.498 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate ratings for the available units can be provided on request.

ANTI-MONEY LAUNDERING

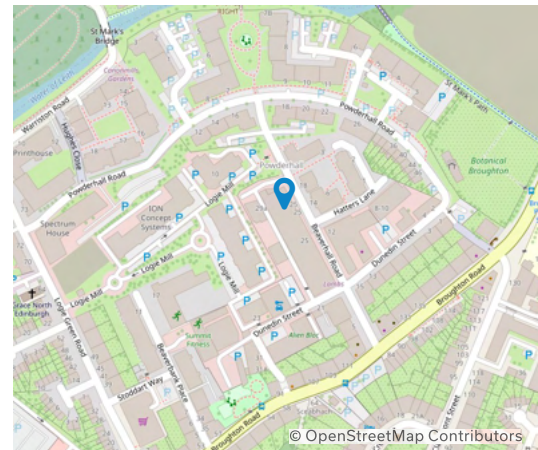
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any LBTT and VAT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd

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