

TO LET TRADE / INDUSTRIAL PREMISES 14,634 SQ FT (1,359 SQ M)

- Prominent trade / industrial unit fronting Seafield Road
- Surrounding occupiers including national trade outlets and car showrooms

UNIT 5A SEAFIELD WAY EDINBURGH EH15 1TB

AVAILABLE
IMMEDIATELY

693 kVA
Electricity
Supply





UNIT 5A SEAFIELD WAY

The unit occupies a highly prominent position fronting the south side of Seafield Road close to its junction with Craigenfinny Avenue. It is positioned approximately 2.5 miles north east of Edinburgh city centre and approximately 1 mile east of the Port of Leith. This provides excellent links to both the city centre and the northern peripheral road network leading to the A1 and City of Edinburgh Bypass. More specifically, the surrounding area is currently occupied by a wide range of trade related and car retailers. Occupiers within the immediate vicinity include Screwfix, Topps Tiles, Grahams, Rembrand Timber and Arnold Clark.



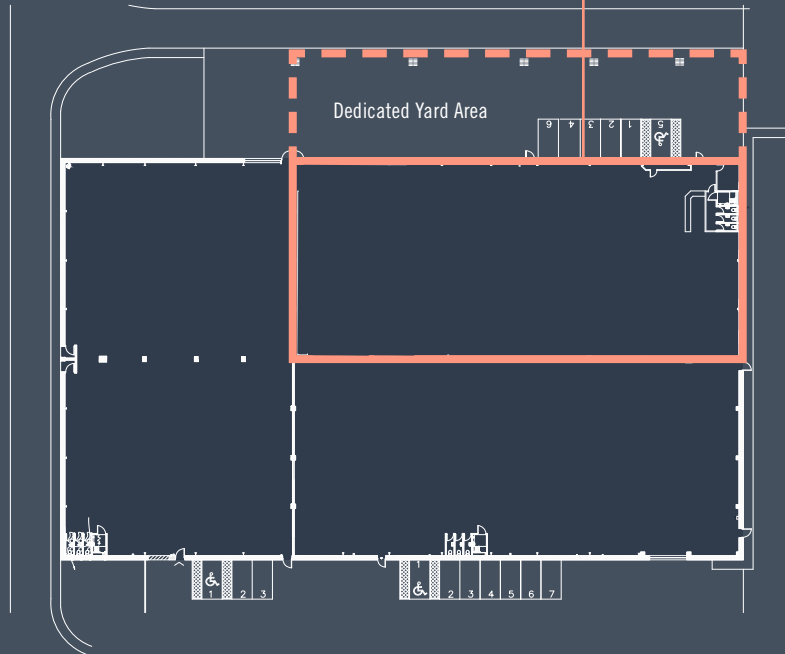
DESCRIPTION

The subjects comprise the north western third of a 44,295 sq ft (4,115 sq m) industrial unit, salient points as follows:

- Steel portal frame with brickwork to head height and below insulated cladding
- Minimum eaves height of 6.2m
- Solid concrete floor
- Gas air blowers in warehouse
- 3 phase electricity - 693 kVA supply
- Vehicular access via roller door
- Pedestrian access via double glazed entrance
- WCs and tea prep to northern elevation

ACCOMMODATION

The Gross Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), at 14,634 sq ft (1,359 sq m).



The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property. January 2023.

RATEABLE VALUE

According to Scottish Assessors the Rateable Value of the unit is £130,750.

LEASE TERMS

The premises are available via a sub-lease on a Full Repairing and Insuring basis for a term to be agreed.

EPC RATING

An EPC certificate is available on request.

FURTHER INFORMATION

Please contact the agent:



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