

TO LET INDUSTRIAL PREMISES WITH PRIVATE YARD



CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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20 Newbridge Industrial Estate Cliftonhall Road Newbridge EH28 8PH

- Adjacent to Newbridge Interchange
- Prominent position fronting Newbridge Industrial Estate
- Strategically located at the heart of Central Scotland
- Available immediately

9,462 sq ft (879 sq m) with dedicated yard space of 12,000 sq ft (1,115 sq m)

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20 Newbridge Industrial Estate, Cliftonhall Road, Newbridge, EH28 8PH

LOCATION

Newbridge Interchange is situated some 8 miles west of Edinburgh City Centre and affords immediate access to the M8 and M9 motorways and the A8 (Glasgow Road) which provides a direct link to Edinburgh International Airport and the City Centre. The Queensferry Crossing is located approximately 3 miles north of Newbridge Interchange. The A720 (Edinburgh City Bypass) lies approximately 3 miles to the east of Newbridge Interchange and provides access to the south via the A1.

DESCRIPTION

The subjects comprise a modern warehouse constructed of steel portal frame with brickwork dado walls overlaid with profile metal sheeting under a pitched roof clad in profile metal sheeting incorporating translucent roof panels. The eaves height to the underside of the haunch is approximately 4.5m rising to 7.7m at the apex. Vehicular access is via one electrically operated roller shutter door to the front of the unit.

Externally, in addition to communal parking to the front of the unit, there is a secure dedicated yard to the side and rear.

ACCOMMODATION

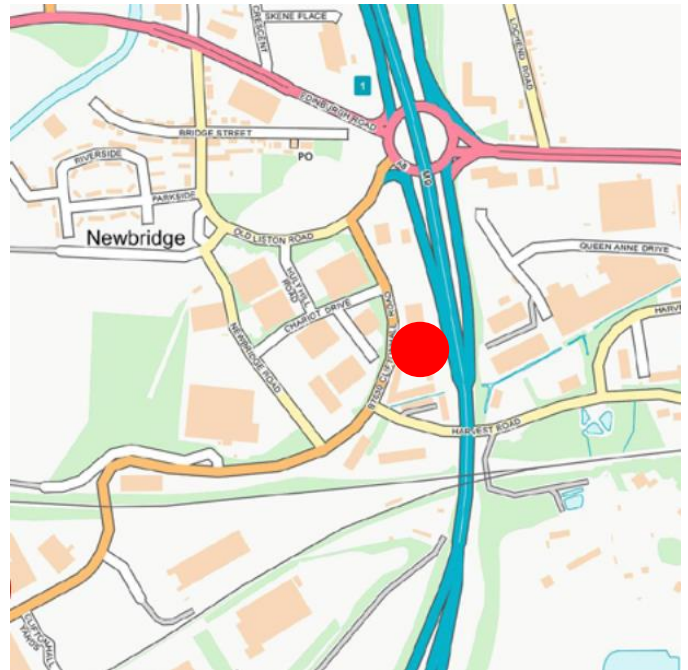
The Gross Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

AREA	SQ FT	SQ M
Warehouse	8,762	814
Offices/WCs	700	65
Total	9,462	879

The dedicated yard area to the side and rear extends to c. 12,000 sq ft (1,115 sq m).

RATEABLE VALUE

The subject property is entered in the current Valuation Roll with a rateable value of £49,400



LEASE TERMS

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

EPC RATING

The unit has an EPC rating of C. A copy of the EPC certificate is available on request.

Misrepresentation Act

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