

# To Let

A rare opportunity to acquire industrial/ workshop premises comprising two modern units with a large, secure yard



16A & 16B

**12,351 sq ft**

1,147.45 sq m

Butlerfield Industrial Estate,  
Bonnyrigg, EH19 3JQ

- Total area of 12,351 sq.ft. across two units
- Large yard (c. 0.6 acres secure concrete yard)
- To be refurbished
- Eaves height up to 7.5m
- 3 x vehicle access doors in each unit
- High floor and framework load-bearing capacity
- 5T overhead crane in each unit

Reference: #156996



## Location

The subjects are situated in Butlerfield Industrial Estate in Bonnyrigg, 10 miles to the south east of Edinburgh City Centre. Butlerfield Industrial Estate is a well-established industrial estate with strong road connectivity.

The estate is located immediately adjacent to the A7, with the A68 to the east and linking to the A6094 and A701 to the west. Edinburgh City Bypass (A720) is under 5 minutes drive to the north.

The subjects are located at the far end of Butlerfield Industrial Estate adjacent to Cosmo Products & Insitu Fabrications. Other surrounding occupiers include Howdens, Nairn's, CCMYK Business Technology and Dryden Aqua.

## Description

The property comprises two modern industrial units situated on a site of c. 1 acre, enclosed by a secure palisade fence. Each unit is of portal frame construction with insulated profile cladding walls and roof, with a concrete floor. Both units benefit from three vehicle access doors and a 5-tonne overhead crane.

The property provides a large, secure concrete yard accessed via double gates with car parking at the front and a large yard at the rear. The premises benefits from a large soundproofing barrier to the rear of the site.

## Accommodation

16A unit comprises of 1st floor offices, WC's, staff room/kitchen. 16B unit is in a shell condition with ability to install welfare facilities. The accommodation comprises the following areas:

Name	Floor/Unit	Building Type	sq ft	sq m	Availability
Ground -16A	Ground	Warehouse	5,702	529.73	Available
1st - 16A	1st	Office	982	91.23	Available
Ground - 16B	Ground	Warehouse	5,667	526.48	Available
<b>Total</b>			<b>12,351</b>	<b>1,147.44</b>	

## Summary

Available Size	12,351 sq ft / 1,147.45 sq m
Rent	Rent on Application
Rateable Value	£60,300
Service Charge	N/A
EPC	C (32)





## Further Information

All enquiries and requests for further information should be directed to the Industrial and Logistics team at JLL.



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