

# To Let

AVAILABLE IMMEDIATELY TO LET - 10,000 sq ft unit located in Newbridge Industrial Estate. Prime industrial location beside Edinburgh Airport.

- 10,000 sq ft GIA
- Prime Industrial Location
- Roller Shutter Access
- 10 miles From Edinburgh
- Secured Access
- 2.6m Minimum Eaves
- · Short term sub-leases acceptable

### Unit 1A Queen Anne Drive, Newbridge

Newbridge, EH28 8PL

10,000 sq ft

929.03 sq m

Reference: #138027

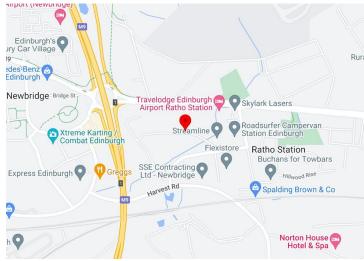


## **Unit 1A Queen Anne Drive, Newbridge**

Newbridge, EH28 8PL







#### Summary

Available Size	10,000 sq ft / 929.03 sq m
Rent	£5 per sq ft
EPC	E (72)

#### Description

The subjects comprise the ancillary part of a larger industrial unit that has primarily been used for storage.

#### Location

Newbridge Industrial Estate islocated approximately 10 miles to the west of Edinburgh City Centre and is strategically situated adjacent to the M8/M9Interchange providing excellent connectivity to the Scottish Motorway Network and beyond. Nearby occupiers include Hovis, Fedex, Scotmid, Tesla and Batleys.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 1A	10,000	929.03	Available
Total	10,000	929.03	

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