



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 is located approximately 10 miles to the west of Edinburgh City Centre and is strategically situated adjacent to the M8/M9 Interchange 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	

Rhys Davies

0131 243 2225 | 07809 231455
rhys.davies@jll.com

Aiva Ivoskute

0131 301 6751 | 07540 141945
aiva.ivoskute@jll.com

