



**14/16 Stenhouse Mill Wynd,
Edinburgh,
EH11 3XX**

- End terraced Modern Industrial Unit
- Benefits from electrically operated roller door and front yard/car parking area
- Centrally located with excellent transport links from the West of the City
- Min Eaves height of 6m
- GIA: 697.69 Sq M (7,510 Sq Ft)
- Passing Rent: £77,560 per annum

LOCATION

Stenhouse Mill Wynd Industrial Estate is an established trading estate located approximately 2.5 miles west of Edinburgh City Centre and 2.5 miles east of the Edinburgh City Bypass (A720) which serves the M8 linking west to Livingston/Glasgow and beyond.

More specifically the estate lies to the south of Stenhouse Road/Gorgie Road which forms part of the A71 and is one of the main thoroughfares into Edinburgh from the West of the city.

The unit specifically lies to the North East most side of the estate and is the first unit on the right-hand side offering great visibility and advertising opportunity.

Other tenants on the estate include a mixture of both national and local operators including City Plumbing Supplies, Richmond's Plumbing and Heating Merchants, St Andrew's Timber and Rexel Limited.

The location map highlighting the approximate location is shown on the appended map:

DESCRIPTION

The subjects comprise an end terraced industrial unit constructed by way of a steel portal frame with brick infill walls to the bottom and profile metal cladding above. The roof is also of profile insulated metal clad nature with natural light afforded by way of translucent roof panels.

Access can be taken through the electrically operated roller shutter door to the left-hand side of the unit or by way of the double pedestrian entrance door which is centrally located. There is a further access to the gable end side.

The property benefits from good eaves heights of 6m with an apex of 7.5m.

Internally the subjects are laid out to provide a warehouse section to the left-hand side whilst the majority of the unit has been converted into a showroom with office space to the front.

The subjects also currently benefit from a mezzanine level which is utilised for further showroom space.

Our client may be willing to discuss reverting this back to an open plan space subject to agreeing lease terms.

ACCOMMODATION

We have measured the accommodation in line with the RICS Code of Measuring Practice 6th edition on a Gross Internal Area basis in the order of:

Areas / Floor etc	Sq M	Sq Ft
Ground floor	613.97	6608
1st floor	83.79	902
Total	697.76	7510

EPC

A copy of the Energy Performance Certificate can be shared upon request.

TENANCY

We are looking to assign the lease on behalf of the current tenant, with the salient terms of the lease noted below:

Landlord	Cella UK Trustees Ltd
Tenant	Firegroup Ltd
Passing Rent	£77,560 per annum
Lease Expiry	25th March 2029
Rent Review	Settled in 2024 — no further reviews until expiry.
Lease Type	Full Repairing and Insuring

RENT

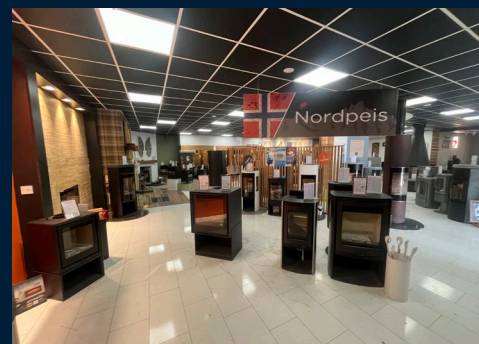
Passing at £77,560 per annum

RATEABLE VALUE

With reference to the Scottish Assessors Association, we note the current Rateable Value is: £53,300

LEGAL COSTS + VAT

Each party will be liable for their own legal costs associated with the transaction. All prices quoted exclusive of VAT.



For any queries or to arrange a viewing, please contact —



Ross Chinnery

Associate

ross.chinnery@g-s.co.uk

07584 061 146



Murdo McAndrew

Associate

murdo.mcandrew@g-s.co.uk

07799 159 665

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2025