

TO LET

Industrial/Business Premises

New Broompark Business Park

Granton, Edinburgh EH5 1RS

95 sq m to 200 sq m (1,023 sq ft to 2,144 sq ft)



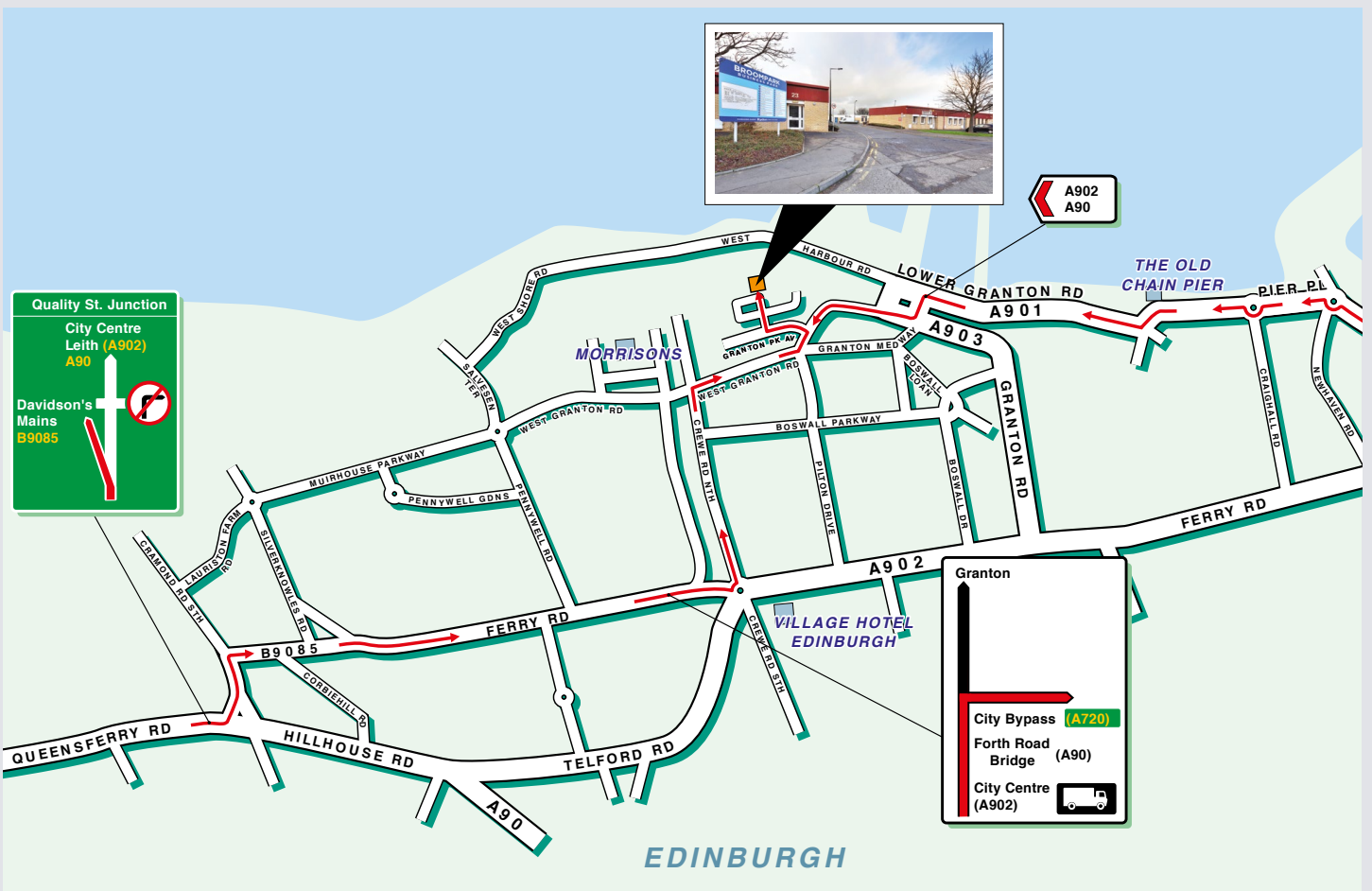
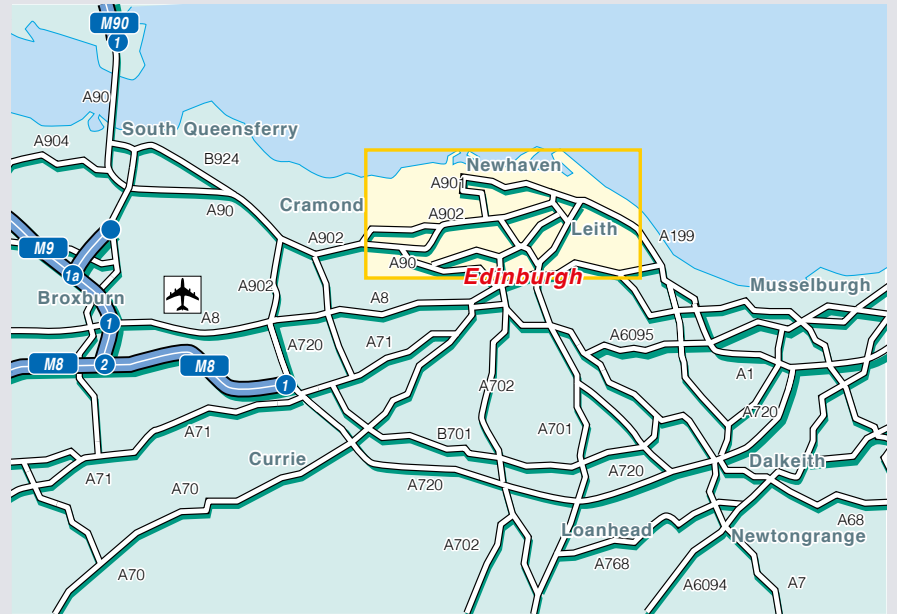
- **Business units with roller shutter doors**
- **Estate parking**
- **Available for a variety of uses**
- **Flexible leases**
- **Immediate entry available**

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Location

New Broompark Business Park is located approximately two miles North of Edinburgh City Centre in Granton.

The estate offers quick and easy access to Scotland's motorways as well as the City Centre which is due to be improved even further with the extension of the Edinburgh City Tram network. The units are all located on the north side of West Granton Road.



Description

The units are of a 1980's build with concrete floors and brickwork construction with profile metal cladding and mono pitched roofs. The majority of the units benefit from vehicle access.

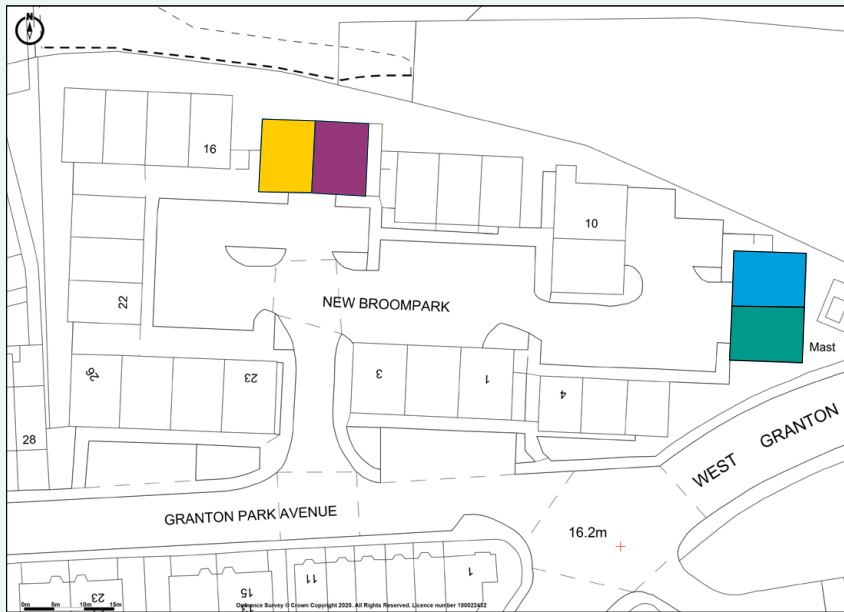
Internally there is a mixture of industrial and office fit outs to suit a variety of tenants. The units also benefit from translucent roof panels, strip fluorescent lighting, 3 phase electrical supply and WC facilities.

Current tenants on the estate include Fruits in the City, Deltec International Courier Ltd, Eastern Electric Ltd, Fischey and Fortitude Coffee Roasters Ltd.



Accommodation

Unit	Size	Rent	Rateable Value	EPC
7	100 sq m [1,072 sq ft]	£9,700 per annum	tbc	G
8	100 sq m [1,072 sq ft]	£9,700 per annum	tbc	G
14	97 sq m [1,052 sq ft]	£9,500 per annum	£7,800	E
15	95 sq m [1,023 sq ft]	£9,250 per annum	£7,800	E



Units 20, 21 & 22



Units 11, 12 & 13



Units 9 & 10



Units 7 & 8



Units 1, 2 & 3



Units 4, 5 & 6

Lease Terms

All vacant properties will be available on a new Full Repairing and Insuring basis.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All rents are exclusive of VAT

Business Rates

In the usual way the incoming tenant will be responsible for payment of the business rates to the local authority.

Some tenants are eligible for 100% rates relief on their rates bill, provided that their cumulative rateable value for tenant's non domestic properties is below the threshold of £15,000 subject to terms and conditions

Energy Performance Certificates

The energy performance certificates will be available upon request.

Service Charge

There is a small service charge for the common maintenance of the estate. Further details are available upon request.

Viewing

Strictly by appointment through the letting agent.

Further Information

For further information please contact:

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