

Prominent and Comprehensively Refurbished Industrial/Warehouse Premises

EDINBURGH INTERCHANGE NEWBRIDGE

TO LET

Size: 2,972 sq m (31,995 sq ft)

Large secure yard

Rent: £216,000 p.a.

3 Chariot Drive
Edinburgh Interchange
EH28 8PJ

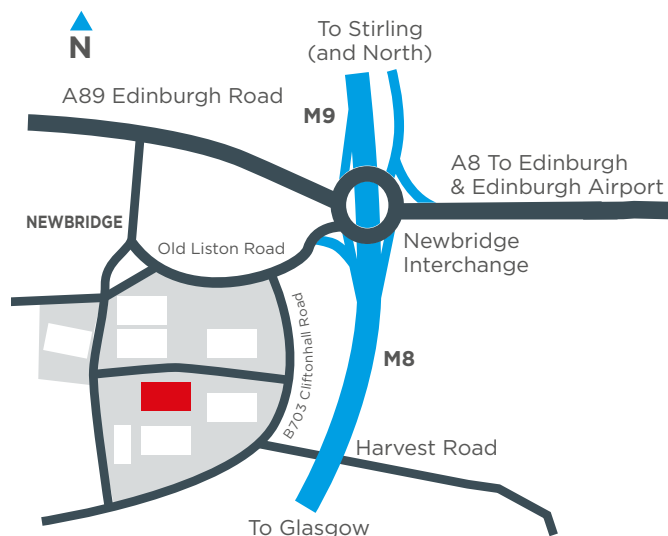
Location

Edinburgh Interchange is strategically located at the heart of East Central Scotland's motorway network and lies immediately adjacent to the Newbridge roundabout and 2 miles west of Edinburgh Airport.

Newbridge is situated approximately 8 miles west of Edinburgh City Centre and provides direct access on to the M8 and M9 motorways. Access to and from the City Centre is via the A8 or M8 extension. The A720 (City of Edinburgh by-pass) lies approximately 3 miles to the east of Edinburgh Interchange and provides access to the south via the A1.

The Forth Road Bridge and Queensferry Crossing are located approximately 3 miles north of Edinburgh Interchange and direct access is provided by the M9 and M90 respectively.

The surrounding area is predominantly industrial with a number of high profile occupiers including DHL, Tesla, Batleys, HSS Hire and the Scottish Executive.



Description

The premises comprise a modern detached steel portal frame warehouse with insulated profile wall and roof cladding under an impressive barrel vaulted roof.

The premises has recently undergone an extensive refurbishment to provide high quality industrial accommodation that benefits from the following specification;

- 6m eaves height rising to 8m at the apex
- Floor loading 40 kN per sq m
- Lighting to the warehouse is provided by sodium fittings supplemented by 10% translucent roof panels
- Commercial access to the premises via two up and over doors
- Large secure yard surrounded by palisade fencing with demised staff / customer car parking
- Attractive two storey office accommodation fitted out to a good specification
- Male, female and disabled toilets, a kitchen and tea making facilities



Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal basis. A breakdown of these areas are set out below:

	SQ M	SQ FT
Warehouse	2,604	28,029.2
GF Office	192.8	2,075.3
1F Office	175.7	1,891.2
TOTAL	2,972.5	31,995.7

Lease Terms

The premises have recently undergone an extensive refurbishment. Additional information and a summary of the works are available upon request.

The premises are available for immediate occupation on a new full repairing insuring basis at an annual rent of £216,000.

Legal Costs

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

Energy Performance Certificate

A copy of the certificate is available upon request.

Rateable Value

In the usual way it will be the incoming tenant's responsibility for paying the rates liability. We have been advised by the local authority that the premises from 1 April 2017 have a rateable value of £190,000.



VAT

All figures are quoted exclusive of VAT which is applicable.

Viewing and Further Information

By contacting the joint letting agents:

Ryden.co.uk
0131 225 6612

Alan Herriot
alan.herriot@ryden.co.uk
Tel: 0131 225 6612 | Mob: 07880 722 326

**MONTAGU
EVANS** 
0131 229 3800

Bryce Stewart
bryce.stewart@montagu-evans.co.uk
Tel: 0131 221 2454 | Mob: 07920 244 328