

# R6

## REFURBISHED MODERN INDUSTRIAL ACCOMMODATION

CLOSE PROXIMITY TO EDINBURGH AIRPORT

RECENTLY REFURBISHED TO A HIGH SPECIFICATION

CLOSE PROXIMITY TO JUNCTION 1 OF M8

SECURE YARD SPACE

EXCELLENT COMMUNICATION LINKS WITH EDINBURGH CITY BYPASS

8 MILES TO EDINBURGH CITY CENTRE

ESTABLISHED BUSINESS LOCATION

# TO LET

Unit 1



Unit 2



## R6 QUEEN ANNE DRIVE, NEWBRIDGE, EH28 8LH

UNITS FROM 317 SQM (3,412 SQ FT) TO 995 SQ M (10,710 SQ FT)

# R6

A development by R6 Ventures Limited



# R6

Newbridge Interchange provides excellent access to Central Scotland's motorway network



## LOCATION

Edinburgh, with a resident population of approximately 500,000 people and catchment of more than 1,000,000 people, is the Capital of Scotland and the sixth largest financial centre in Europe. 60% of Scotland's population lies within one hour's drive of the City, which is both the seat of the Scottish Parliament and Scottish Government.

Newbridge is an established industrial and distribution location. Newbridge Interchange provides excellent access to Central Scotland's motorway network via the M8 & M9 motorways as well as the A8 which provides a direct link to Edinburgh International Airport and the City Centre. The Forth Road Bridge lies approximately 3 miles to the north whilst the City of Edinburgh Bypass (A720) is situated circa 3 miles to the east.

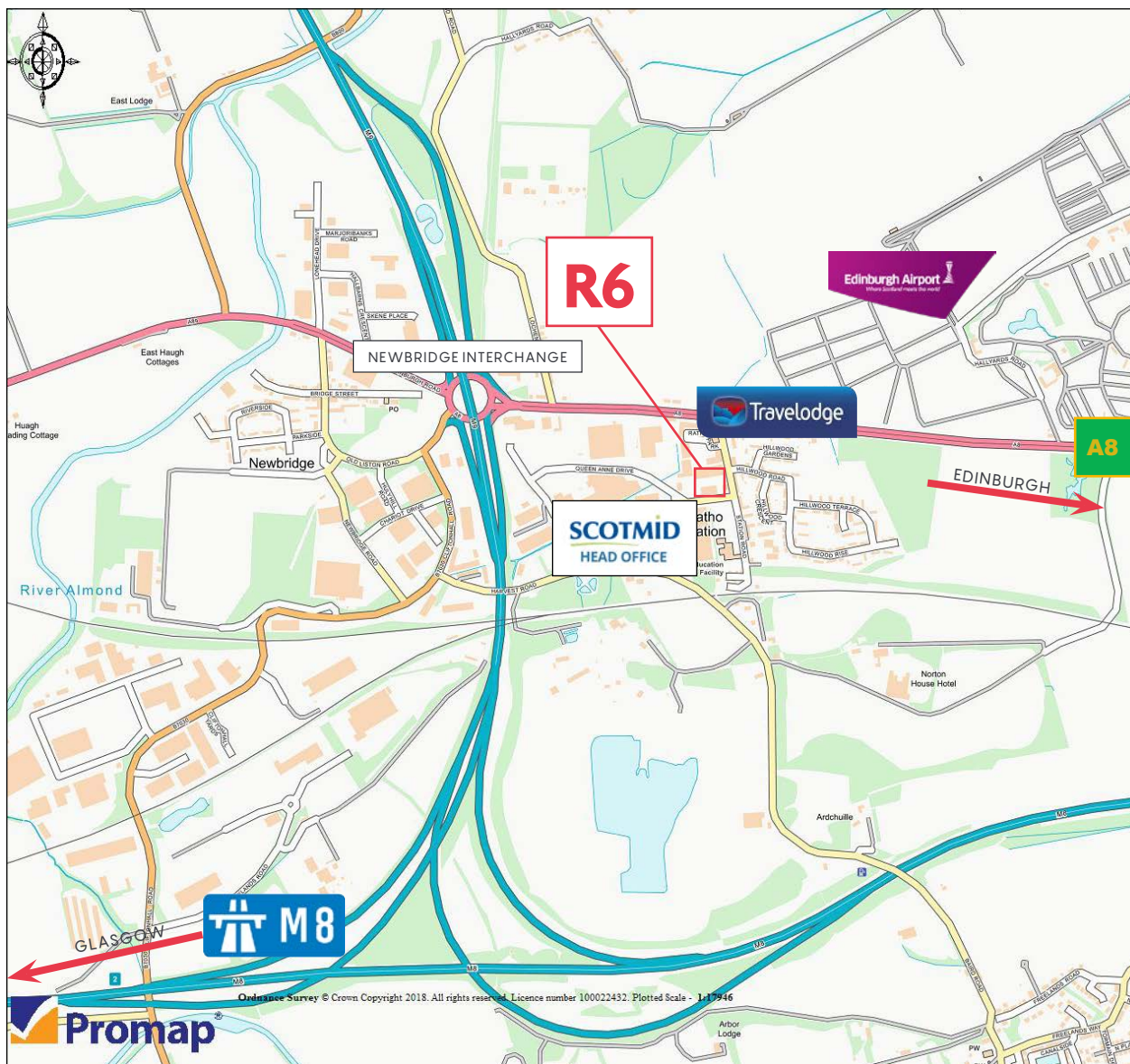
R6 is located immediately to the east of Newbridge Interchange with direct access from Harvest Drive and the A8 (Glasgow Road). The property is situated at the junction of Queen Anne Drive and Harvest Drive with access from Queen Anne Drive. Nearby occupiers include SSE Contracting Ltd, Debenhams, Diet Chef, Com Dev Ltd and Scotmid.

## TRAVEL TIMES

Edinburgh	10 mins	6 Miles
Glasgow	30 mins	28 Miles
Dundee	55 mins	52 Miles
Aberdeen	120 mins	115 Miles

# R6

Newbridge Interchange provides excellent access to Central Scotland's motorway network



## DESCRIPTION

The premises comprise two stand-alone industrial units with a shared secure yard. The units have recently undergone a significant refurbishment programme which provides units benefiting from the following specification:

- Modern steel portal frame
- Profiled metal sheet roof incorporating translucent roof panels
- Walls are block work to dado height with profiled metal cladding above
- 3 phase power, connectivity to mains gas, water/drainage and broadband
- Electrically operated vehicle access doors
- Secure communal resurfaced yard with palisade fencing and security gates
- 5.7 metre eaves to underside of haunch

## RATEABLE VALUES

The units will require to be assessed upon occupation.

## EPC

The Energy Performance Certificates (EPC) are available on request.

# R6 - UNIT 1

Refurbished industrial units with a shared secure yard.

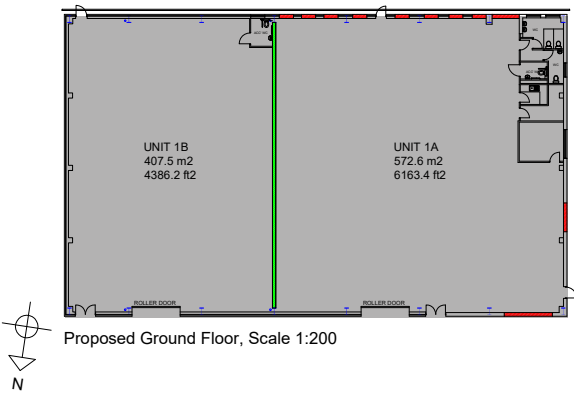
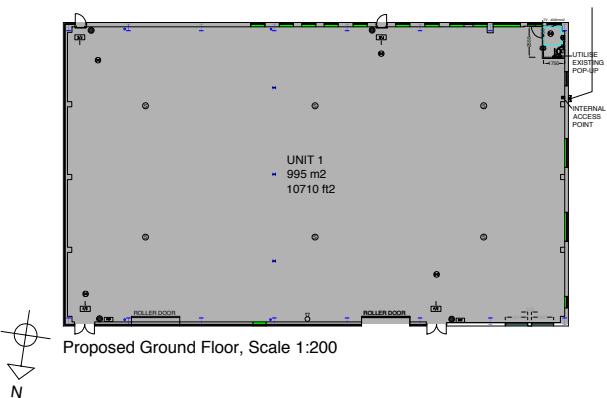
## ACCOMMODATION

The unit extends to a gross internal area of 995 Sq M (10,710 Sq Ft) and is capable of sub-division to provide unit sizes from 407.5 Sq M (4,386 Sq Ft).

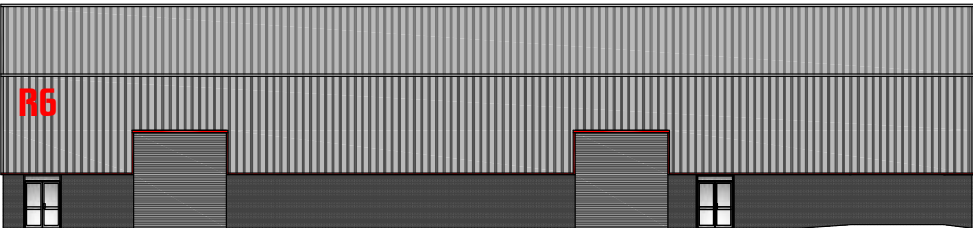
## LAYOUT

Unit 1	995 Sq M	10,710 sq ft
Unit 1A	572.6 sq m	6,163 sq ft
Unit 1B	407.5 sq m	4,386 sq ft

## SITE PLAN



## ELEVATION



# R6 - UNIT 2

Refurbished industrial units with a shared secure yard.

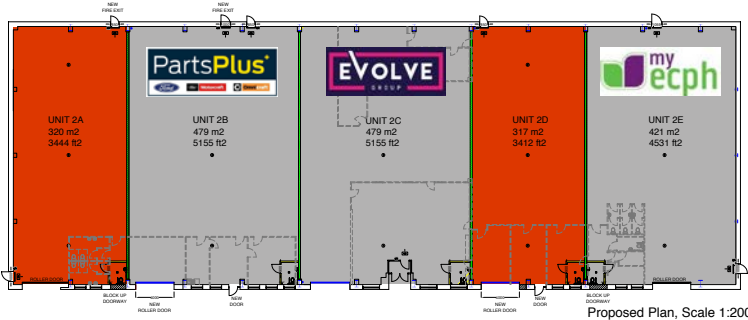
## ACCOMMODATION

The units extend to the following Gross Internal Areas (GIA).

## LAYOUT

Unit 2A	320 sq m	3,444 sq ft
Unit 2B	479 sq m	5,155 sq ft
Unit 2C	479 sq m	5,155 sq ft
Unit 2D	317 sq m	3,412 sq ft
Unit 2E	421 sq m	4,531 sq ft

LET  
LET  
  
LET  
LET



## SITE PLAN



## ELEVATION





## LEASE TERMS

The premises are available to let on new full repairing and insuring leases for a term to be agreed.

For further information on lease terms and quoting rent, please contact the joint letting agents.

## VAT

VAT will be payable on the rent, insurance and service charge.

## DATE OF ENTRY

Available for immediate occupation.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings Transactions Tax and registration dues incurred in this transaction.

## VIEWING & FURTHER INFORMATION

Viewing and further information available from the joint letting agents:-

### Keith Watters

DD: 0131 240 5326

E-mail: Keith.Watters@g-s.co.uk

### Joe Helps

DD: 0131 225 5291

E-mail: Joe.Helps@g-s.co.uk

### Niall Burns

DD: 0131 315 0029

E-mail: niall@burnsandshaw.co.uk

### Adam Shaw

DD: 0131 315 0382

E-mail: adam@burnsandshaw.co.uk

### Andrew Veitch

DD: 0131 229 3800

Email: andrew.veitch@montagu-evans.co.uk



## 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: October 2019