

TO LET - PRIME TRADE/INDUSTRIAL PREMISES



Unit 6

FORT KINNAIRD TRADE PARK

74 NEWCRAIGHALL ROAD, **EDINBURGH** EH15 3HS

- 11,550 SQ FT (1,068 SQ M)
- COULD DIVIDE INTO TWO UNITS OF 5,775 SQ FT (534 SQ M) • RENT: ON APPLICATION

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Unit 6 FORT KINNAIRD TRADE PARK

LOCATION

Fort Kinnaird Trade Park is situated on the south side of Newcraighall Road and in amongst Fort Kinnaird Retail Park which is the largest retail park in Scotland and the second largest in the UK with a total of 75 retail outlets which include M&S, Boots, Argos, Clarks, Costa, JD Sports, McDonalds, Mothercare, Mountain Warehouse, Next, Subway and Sports Direct to name only a few.

Within Fort Kinnaird Trade Park occupiers include Topps Tiles, Majestic Wine, MGM Timber and William Wilson and to the rear there are new Jaguar/Land Rover, Porsche, Mercedes, VW, Ferrari and Lamborghini car franchises.

This estate is situated on the south east side of Edinburgh, within 15 minutes' drive of the city centre and adjacent to the A1 and the Edinburgh City Bypass.

DESCRIPTION

The unit provides a prominent trade premises looking directly onto Newcraighall Road. The unit is mid-terraced and of steel frame construction with a glazed pedestrian access and a loading door to the rear. The minimum eaves height is 6m and there is plenty of car parking to the front and further car parking or circulation space for vehicles at the rear.

ACCOMMODATION

We estimate gross internal area of this unit to be 11,550 sq ft (1,068 sq m). The accommodation could be divided into two units of 5,775 sq ft (534 sq m).

TERMS

This unit is available to lease on a full repairing and insuring basis. For confirmation of the terms required please contact the agents noted below.

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RATEABLE VALUE

An indication of the likely rateable value is available on request.

EPC

A copy of the Energy Performance Certificate is also available on request.

SERVICE CHARGE AND VAT

A service charge for the common maintenance and management of the estate will apply and VAT will be chargeable on all costs associated with this property

VIEWING AND FURTHER INFORMATION

Viewing of this property is only available on an accompanied basis and by prior agreement with the marketing agents.

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Aberdeen Standard
Investments

Ryden.co.uk
0131 225 6612

Neil.mcallister@ryden.co.uk
Tel: 0131 473 3212

Finlay.miller@ryden.co.uk
Tel: 0131 473 3210

**MONTAGU
EVANS**
0131 229 3800

Bryce.stewart@montagu-evans.co.uk
Tel: 0131 221 2454

Andrew.veitch@montagu-evans.co.uk
Tel: 0131 221 2453

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