



**Unit 19, Newbridge Industrial Estate,
Newbridge, EH28 8PJ**

- Standalone Industrial Unit with Large Dedicated Yard
- Prime Industrial Location
- Immediate Access to Scotland's Central Motorway Network
- Unit Extends to 481 Sq M (5,177 Sq Ft)
- Site Extends to 1.10 Acres
- Offers over £500,000 are invited

LOCATION

The premises are located within Newbridge Industrial Estate, a well-established business location strategically situated within central Scotland's motorway network. The location offers direct access onto the M8 and M9 Motorway's. Newbridge itself is located approximately eight miles to the west of Edinburgh and 35 miles to the east of Glasgow with both Edinburgh International Airport and the Queensferry Crossing in close proximity.

DESCRIPTION

The subjects comprise of steel portal frame construction with part brick and metal clad walls held under a pitched corrugated roof. Adjoining the industrial unit is a single storey brick extension held under a flat roof.

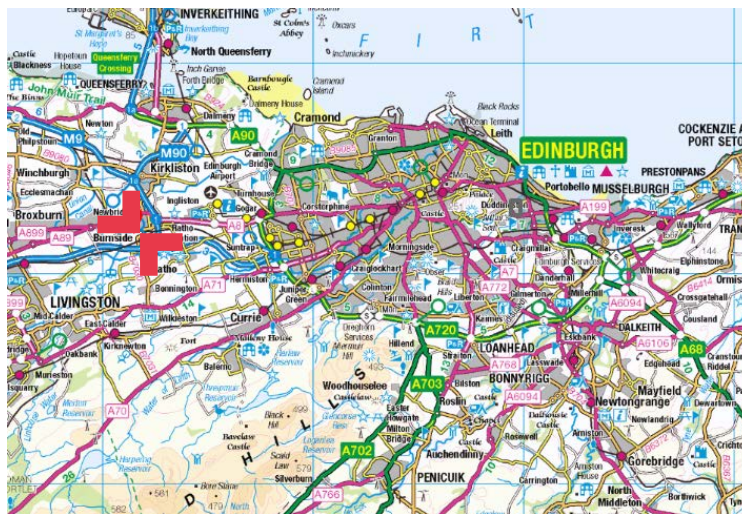
Internally, the unit provides seven offices alongside; boardroom, storage space, large open planned reception area, kitchen and WC facilities over ground and first floors. The unit also provides a large open plan workshop area with vehicular access door and mezzanine floor.

Externally, the unit also benefits from a large dedicated secure yard which includes extensive staff car parking an outbuilding and tarmacked storage space.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

Areas / Floor etc	Sq M	Sq Ft
Ground — Office	213.86	2,302
First — Office	99.77	1,074
Workshop	166.9	1,797
Total	480.53	5,173
Mezzanine	44.58	478
Site	1.10 Acre	



PRICE

Offers over **£500,000** are invited.

RATEABLE VALUE

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of £59,200. The unified business rate is presently set at £0.516 excluding water and sewage, which are levied separately.

LEGALS

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

EPC

Available upon request.

To arrange a viewing please contact:



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