

## Preliminary Information

# To Let Industrial/Trade Premises

169 (3A) Bonnington Trade Centre, Edinburgh EH6 5BQ

Size:  
940 sqm (10,112sqft)

EPC Rating: E

Rateable Value:  
£49,300



OTHER OCCUPIERS ON THE ESTATE INCLUDE JOHNSTONE'S PAINT, THE EDINBURGH BATHROOM COMPANY, GIBSON & SYME, BED SHOP, SCREWFIX AND QWIKLUBE.



## LOCATION

Bonnington Trade Centre is one of the most centrally situated industrial/trade and retail estates in Edinburgh and is located on the corner of Bonnington Road and Pilrig Street. Edinburgh city centre is less than 10 minutes' drive (c.3 miles) and the centre of Leith is 5 minutes away. The property is therefore in an ideal position to serve Central Edinburgh for trade or industrial purposes.

The other occupiers of the estate include Johnstone's Paint, The Edinburgh Bathroom Company, Gibson & Syme, The Bed Shop, Screwfix and Qwiklube.

## DESCRIPTION

This property comprises the most prominent unit on the estate fronting directly onto the busy Bonnington Road/Pilrig Street junction. The building is of steel frame construction with insulated wall and roof coverings with a concrete floor.

Internally the minimum eaves height is approximately 4.5m and the accommodation is currently arranged internally to provide mainly open plan showroom, trade or retailing space with supporting toilet facilities. There is also a mezzanine floor adding to the overall size of the building.

The building has a partially glazed open frontage providing good aspect and car parking for staff and visitors is immediately to the front.

Refurbishment proposals are being assessed.

The use class for this unit is Class 6 Storage and Distribution and Class 1 Shops.

## ACCOMMODATION

We estimate the gross internal area of this building, to be as follows:

Ground Floor	583 sqm	6,283 sqft
First Floor/Mezzanine	357 sqm	3,839 sqft
<b>Total</b>	<b>940 sqm</b>	<b>10,112 sqft</b>

## TERMS

This property is available on lease terms to be agreed and on a full repairing and insuring basis. For more information please speak to the Ryden contacts noted below.



## RATEABLE VALUE

We have been informed by the Local Assessors department that the property is currently assessed for rating purposes as follows;

RV: £49,300

The next occupier of the building would have the opportunity to appeal the above assessment.

## EPC

A copy of the energy performance certificate is available on request. The current rating is 'E'.

## VAT

VAT will apply to the rent and all other costs associated with the lease.

## VIEWING AND FURTHER INFORMATION

By contacting the following and please note that viewing is strictly on an accompanied and organised basis:

**Neil McAllister**

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# Aerial View

