

# TO LET INDUSTRIAL / SHOWROOM PREMISES

# Ryden



## 5 DEVON PLACE, EDINBURGH EH12 5HJ

- IMMEDIATE ENTRY
- FLEXIBLE TERMS
- SECURE YARD
- CLOSE PROXIMITY TO CITY CENTRE
- THREE LARGE COMMERCIAL DOORS
- SIZE; 377.5 SQ M (4,063 SQ FT)

## GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agent

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# 5 DEVON PLACE, EDINBURGH

## EH12 5HJ

### LOCATION

The subject premises are located off Devon Place lying off West Coates/Haymarket Terrace which acts as a major thoroughfare connecting the Roseburn/Murrayfield area to the city centre.

Devon Place is located within the Haymarket district of Edinburgh situated approximately 1 mile to the west of the city centre in a thriving commercial area. The location is served via excellent transportation links with Haymarket railway station and Edinburgh tram stop within close proximity.

In addition there are numerous bus routes located on West Coates and Haymarket Terrace which in turn connects to Devon Place.

Principal occupiers within immediate vicinity include Scottish Enterprise, Scottish Funding Council, Thrifty and HMRC.

### DESCRIPTION

The subject premises comprise a semi-detached brick built industrial/showroom with a mixture of double pitched and barrel vaulted roofs with integrated translucent roof panels.

Internally the premises are predominantly open plan and are split into two elements; workshop/stores to the rear and showroom with ancillary office, tea preparation and toilet facilities to the front. The premises are accessed via three electric commercial up and over doors with separate pedestrian access also being provided.

The property further benefits from the following:

- Internal eaves height from 4m rising to 5.6m
- Sodium light fittings
- Gas supply
- Alarm
- Concrete floor/tiles in part

### ACCOMMODATION

The premises have been measured on a gross internal basis and measure 377.5 sqm (4,063 sqft).

In addition the premises benefit from a demised yard of approximately c.2,500 sqft.

### BUSINESS RATES

In the usual way it will be the ingoing tenant's responsibility for paying the business rates associated with these premises.

The current rateable value is £17,700.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the energy performance certificate is available upon request.

### VAT

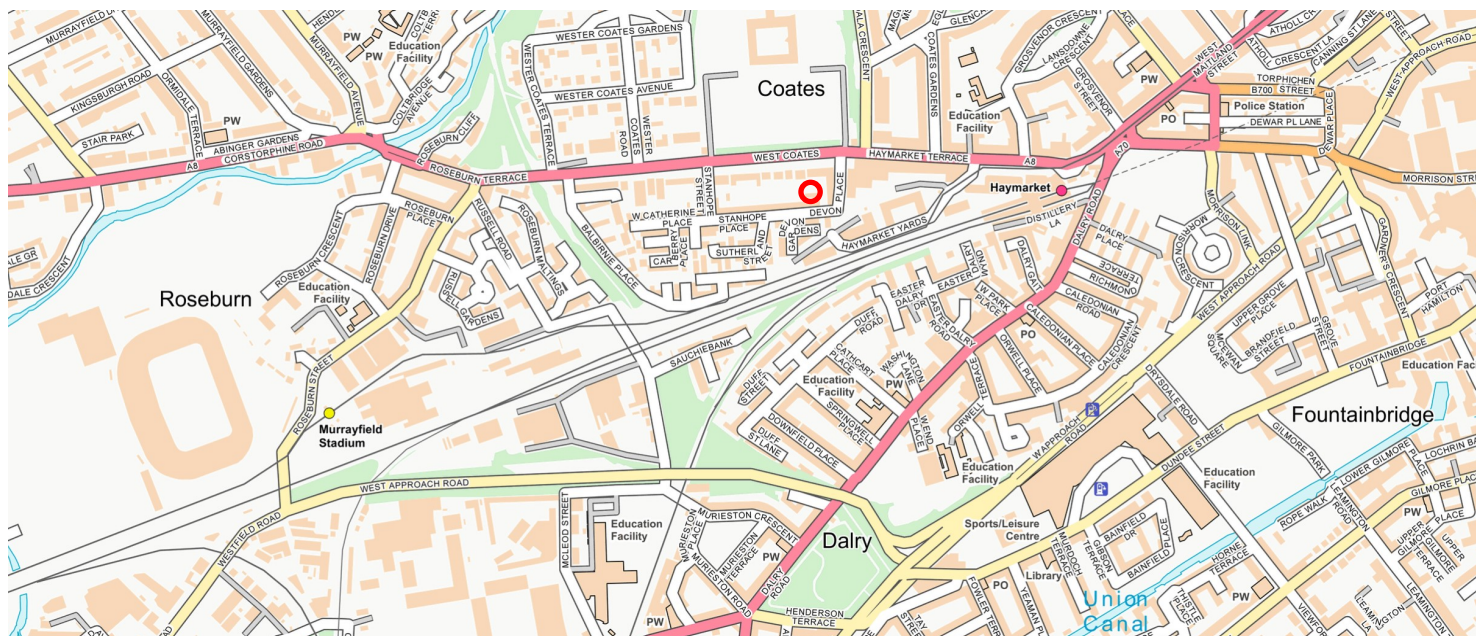
All rents are quoted exclusive of VAT.

### LEGAL COSTS

In the usual manner the ingoing tenant will be responsible for their own legal costs incurred.

### TERMS

The premises are available for immediate occupation on a flexible basis at £40,500 per annum.





## VIEWING

Strictly by appointment through sole letting agent.

## FURTHER INFORMATION

By contacting:

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