

# Ryden.co.uk

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## To Let

### Industrial/Trade Unit



#### Units 22/24 Stenhouse Mill Wynd, Edinburgh EH11 3XX

508 sq m (5,463 sq ft)

- Prominent unit
- Excellent location
- Eaves height of approx. 7.31m
- 2 x vehicle access doors

Viewing strictly by appointment with letting agents.

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## LOCATION

Stenhouse Mill Wynd Industrial Estate is located approximately 2.5 miles west of Edinburgh City Centre and also 2.5 miles east of the Edinburgh City Bypass (A720) which serves the M8 which links west to Glasgow and Livingston. The City Bypass also connects to the A90 which serves Queensferry, Dundee and Perth. It also connects to the A1 which is the major road on the East Coast leading to cities in England. The nearby occupiers include City Plumbing Supplies, Firegroup Ltd, Richmond's Plumbing and Heating Merchants, Rico Logistics, Chubb Fire and Security Limited and Rexel Limited.

## DESCRIPTION

The subject comprises a mid terraced industrial unit of steel portal frame with overlaid profile cladding. The roof is pitched which is also profiled cladding with translucent panels which provide natural light into the building which is further supplemented by fluorescent strip lighting. Two electric roller shutter doors provide vehicle access to the warehouse accommodation which extends to a maximum height of 7.31m and benefits from a concrete floor.

Internally the premises is configured to provide open plan accommodation with cellular offices, WC and pedestrian access. The property is also serviced by 3 phase power (60-80 amps), mains gas and water and a fire detection system is also installed within the premises. There is also a communal yard and parking to the front of the unit.

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and estimates the gross internal area to be 508 sqm (5,463 sq ft.).

## LEASE TERMS

The property is available at £46,500 per annum, on a Full Repairing and Insuring lease, for a term to be agreed. Further information is available from the sole letting agents.

## SERVICE CHARGE

There is a small service charge for the maintenance of the common areas. Further details on request.

## RATEABLE VALUE

We have been advised by the Local Assessors department that the premises has a rateable value of £35,100 resulting in Rates Payable (2019/2020) of approximately £17,199 per annum.

## DATE OF ENTRY

The premises will be available from November 2019.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon.

## VAT

All prices quoted are exclusive of VAT.

## VIEWING

Strictly by appointment with the sole letting agents:

Ryden LLP

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