

UNIT 1/1A NEWBRIDGE INDUSTRIAL ESTATE

**FOR SALE (MAY LET)
DUE TO RELOCATION**

**NEWBRIDGE,
EDINBURGH,
EH28 8JP**

Self-contained industrial building with yard

Chilled capability

34,020 sqft (3,160 sqm)

Total site area - 2.03 acres (0.82 hectares)

Rare opportunity to Purchase

Location - Close to Newbridge Interchange
and the Scottish Motorway Network



B&S
Burns & Shaw
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**MONTAGU
EVANS**

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UNIT 1/1A NEWBRIDGE INDUSTRIAL ESTATE

LOCATION

The subjects are located within Newbridge Industrial Estate, just a short distance off Cliftonhall Road (B7030).

Newbridge itself is located approximately 8 miles west of Edinburgh city centre, and 2 miles west of Edinburgh Airport. One of Edinburgh's premier industrial estates, it is well established and is within close proximity to Newbridge Interchange, which serves the Scottish Motorway Network with direct access onto the M8 and M9 motorways. Approximately 90% of the Scottish population is within 1.5 hours drive of this location.

The location is well established, with occupiers including DPD, Batleys, Menzies Distribution HSS Hire, Hovis, Edgen Murray Europe and Scania.

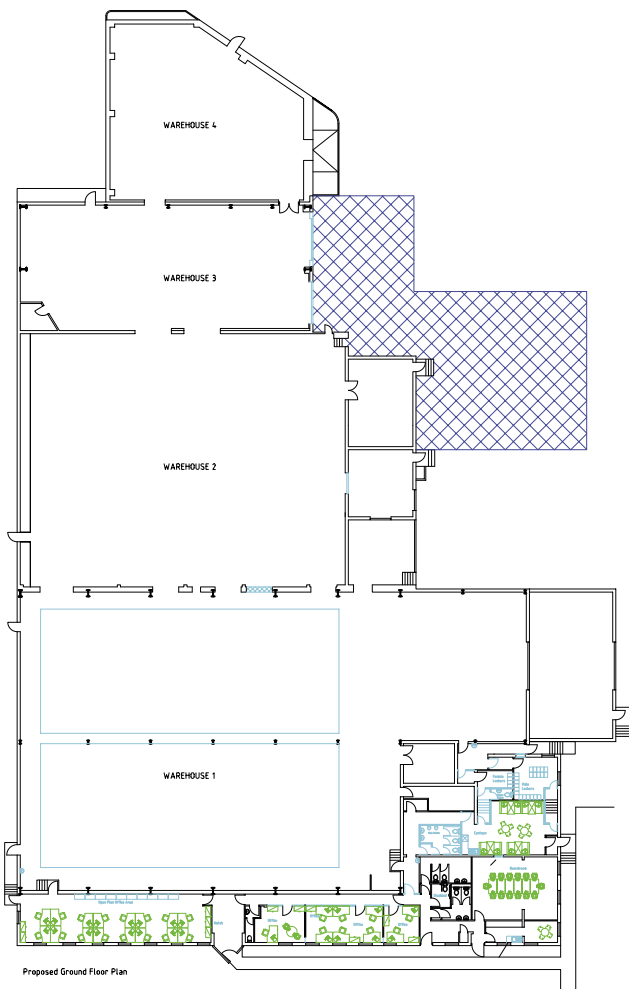


DESCRIPTION

The property comprises a standalone industrial building, which has been fitted out to provide a mix of refrigerated and ambient storage. There is an element of offices formed on the south elevation. The property benefits from staff and visitor car parking, together with a large service yard servicing the unit from 6 roller shutter doors. The entire site area is 2.03 acres (0.82 hectares).



	Use	SQ M	SQ FT
Ground Office	Office / staff areas	436.15	4,695
Ground - Warehouse 1	Industrial	1,345.97	14,488
Ground - Warehouse 2	Industrial	811.64	8,736
Ground - Warehouse 3	Industrial	269.63	2,902
Ground - Warehouse 4	Industrial	297.21	3,199
Total gross internal area:		3,160.60	34,020



RATING ASSESSMENT

We are advised by the Local Authorities Assessors that the premises have a current Rateable Value of £176,750. The current uniform business rate for the financial year is 51.6p in the pound.

VAT

All rents and costs associated with this transaction will be subject to VAT.

LEGAL COSTS

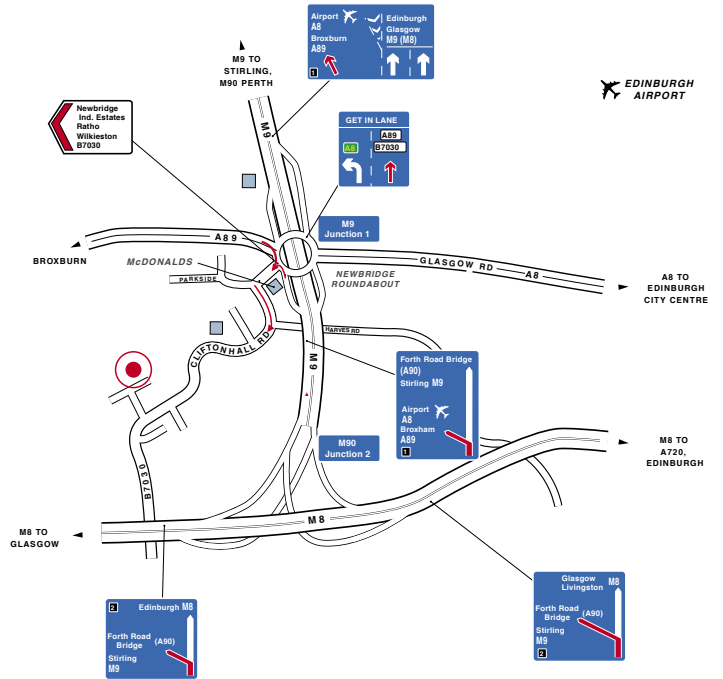
Each party will bear their own legal costs. In the usual manner, the Purchaser will be responsible for Stamp Duty, LBTT etc.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC certificate is available on request.

QUOTING TERMS

The property is available for sale with offers being invited. Alternatively consideration will be given to lease the property on terms to be agreed.



VIEWING AND FURTHER INFORMATION

Strictly by appointment with sold selling agents:

Bryce Stewart

Email: bryce.stewart@montagu-evans.co.uk

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