

**TO LET**

**Industrial/Business Premises**

# **New Broompark Business Park**

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## **Granton, Edinburgh EH5 1RS**

**72 sq m to 293 sq m (771 sq ft to 3,154 sq ft)**



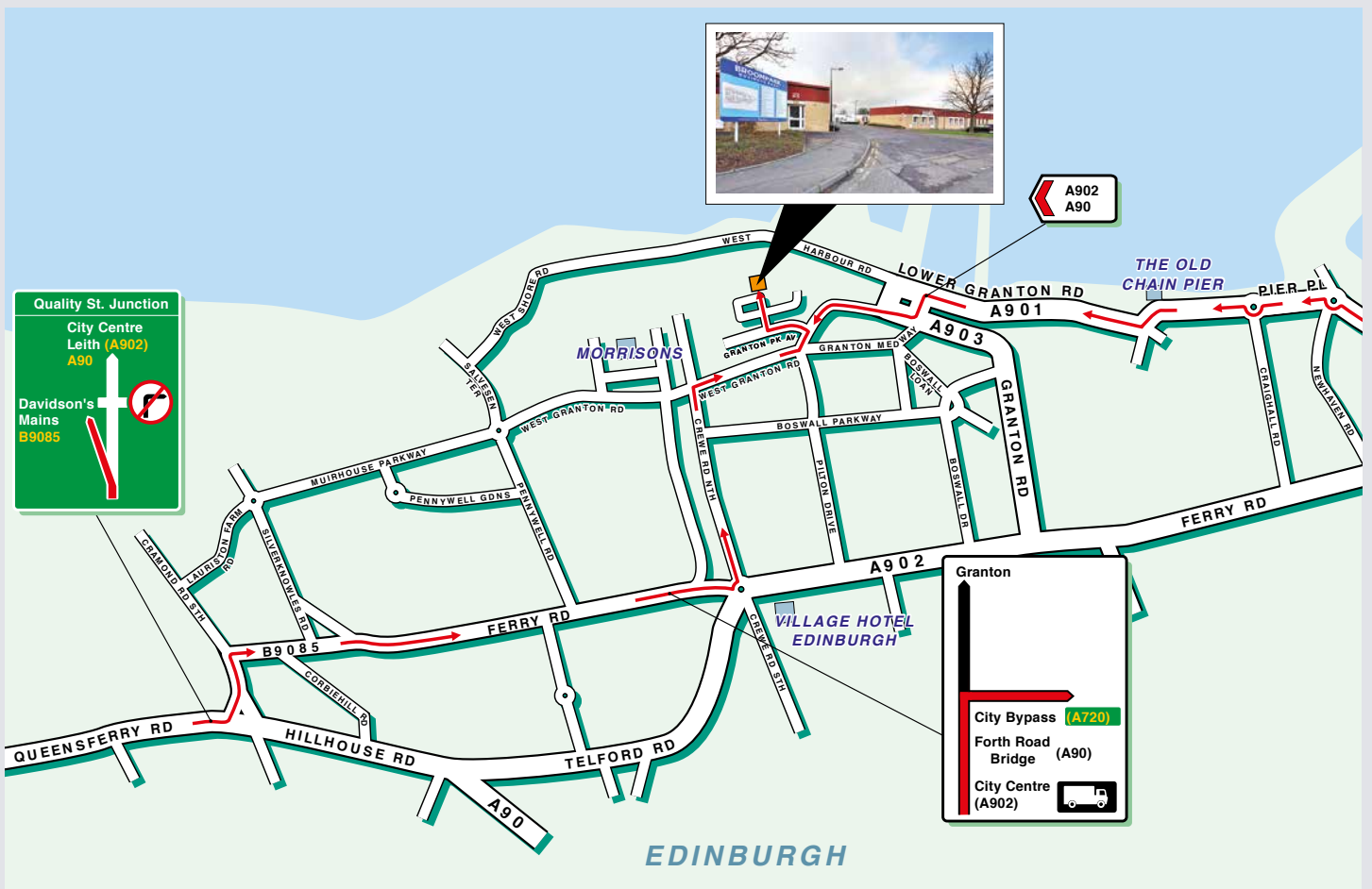
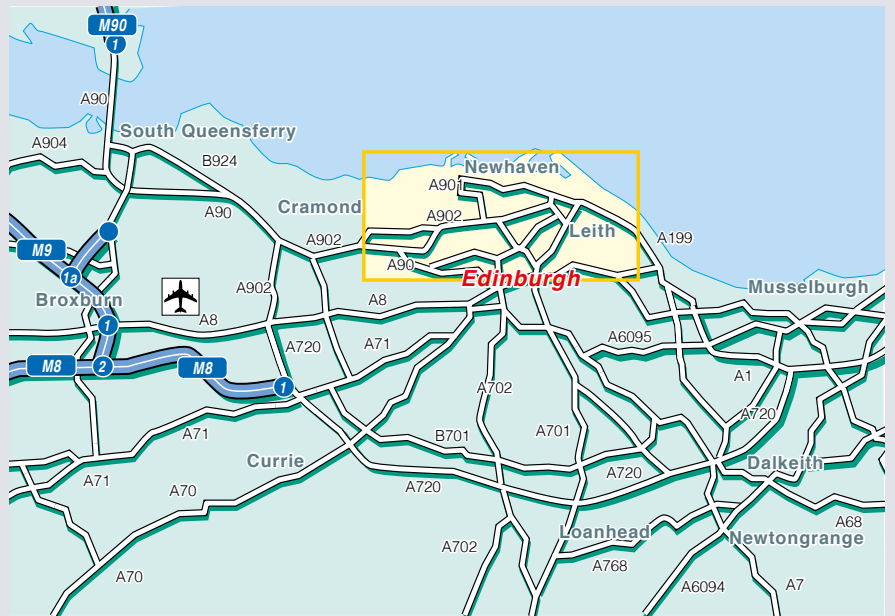
- **Business units with roller shutter doors**
- **Estate parking**
- **Available for a variety of uses**
- **Flexible leases**
- **Immediate entry available**

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## Location

New Broompark Business Park is located approximately two miles North of Edinburgh City Centre in Granton.

The estate offers quick and easy access to Scotland's motorways as well as the City Centre which is due to be improved even further with the extension of the Edinburgh City Tram network. The units are all located on the north side of West Granton Road.



## Description

The units are of a 1980's build with concrete floors and brickwork construction with profile metal cladding and mono pitched roofs. The majority of the units benefit from vehicle access.

Internally there is a mixture of industrial and office fit outs to suit a variety of tenants. The units also benefit from translucent roof panels, strip fluorescent lighting, 3 phase electrical supply and WC facilities.

Current tenants on the estate include Fruits in the City, Deltec International Courier Ltd, Eastern Electric Ltd, Fischy and Fortitude Coffee Roasters Ltd.

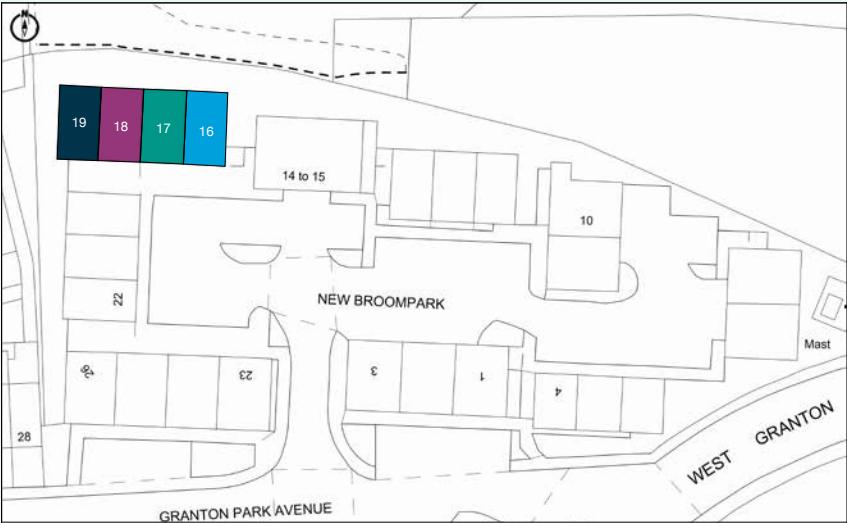




# Accommodation

The available premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and estimates the gross internal area to be 73 - 192 sq m [791 - 1,635 sq ft].

Unit	Size	Rent	Rateable Value
16	73 sq m [791 sq ft]	£7,500 per annum	£5,800
17	75 sq m [810 sq ft]	£7,500 per annum	£6,200
18	72 sq m [771 sq ft]	£7,500 per annum	Will need to be reassessed
19	73 sq m [782 sq ft]	£7,500 per annum	Will need to be reassessed



Units 9 & 10



Units 7 & 8



Units 1, 2 & 3



Units 4, 5 & 6

## Lease Terms

All vacant properties will be available on a new Full Repairing and Insuring basis.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All rents are exclusive of VAT

## Business Rates

In the usual way the incoming tenant will be responsible for payment of the business rates to the local authority.

Some tenants are eligible for 100% rates relief on their rates bill, provided that their cumulative rateable value for tenant's non domestic properties is below the threshold of £15,000 subject to terms and conditions

## Energy Performance Certificates

The energy performance certificates will be available upon request.

## Service Charge

There is a small service charge for the common maintenance of the estate. Further details are available upon request.

## Viewing

Strictly by appointment through the letting agent.

## Further Information

For further information please contact:

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