

To Let

Industrial/ Warehouse



Unit 5B Carron Place, Leith, Edinburgh, EH6 7RE

- 367.15 sq m (3,952 sq ft)
- Strategic Business Location
- Available Immediately

Ryden.co.uk
0131 225 6612

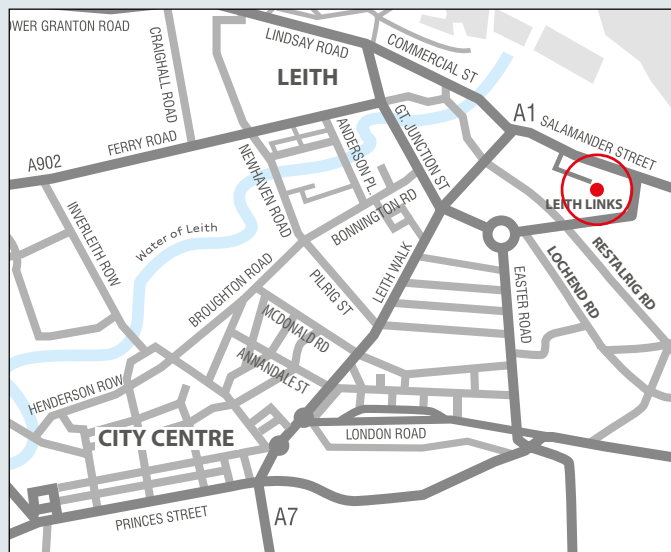
GRAHAM
SIBBALD
0131 240 5311

LOCATION

The premises are positioned in the highly strategic location of Carron Place, just off Salamander Street, which acts as one of the main thoroughfares in and out of Edinburgh.

The site is positioned approximately 2.5 miles north east of Edinburgh city centre and approximately 0.5 miles east of Leith. This position provides excellent links to both the city centre and the northern peripheral road network leading to the A1 and City of Edinburgh Bypass.

More specifically, the surrounding area is currently occupied by a wide range of industrial and trade related retailers. Occupiers within the vicinity include Arnold Clark, McConechy's Tyre Service, Travis Perkins, Tile Star, GAP UK and Safestore Self Storage.



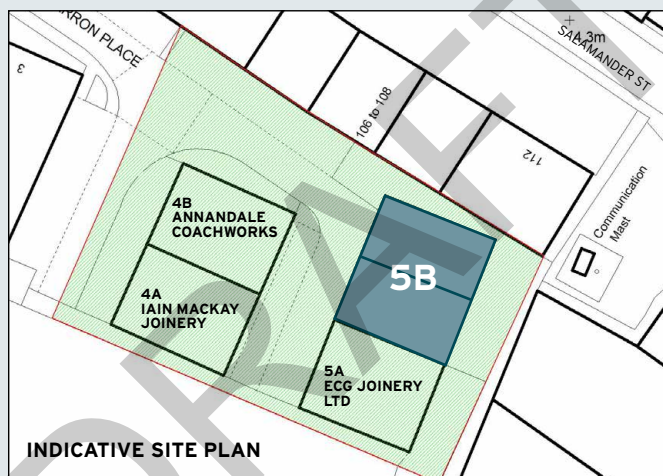
DESCRIPTION

The premises comprise a semi-detached light industrial of steel portal frame construction with profile metal cladding. The unit has a pitched roof with translucent roof panels providing ample natural daylight supplemented by sodium fitment lighting.

Internally the unit provides open plan warehousing with a concrete floor and associated office, WC and kitchen facilities. The unit also benefits from a roller shutter door, dedicated car parking and an approximate eaves height of 4.5m.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the gross internal area to be 367.15 sq m (3,952 sq ft). In addition the premises benefit from designated car parking.



TERMS

The premises is available on a new Full Repairing and Insuring lease for a term to be agreed. Further information is available from the joint letting agents.

SERVICE CHARGE

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

BUSINESS RATES

To be reassessed. For further information on indicative rates payable please contact the joint letting agents.

ENERGY PERFORMANCE CERTIFICATE (EPC)

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

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for the costs associated with the registration of any lease.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the joint letting agents.

Ryden.co.uk
0131 225 6612

Alan Herriot
alan.herriot@ryden.co.uk

Finlay Miller
finlay.miller@ryden.co.uk

GRAHAM SIBBALD
0131 240 5311

Keith Watters
Keith.Watters@g-s.co.uk

Chris King
Chris.king@g-s.co.uk