# Unit 12 **A1** INDUSTRIAL PARK Sir Harry Lauder Road, Edinburgh EH15 2QA

PDM

#### www.a1industrialpark.com

# MODERN INDUSTRIAL/TRADE UNIT

## 823 SQ M (8,868 SQ FT)

- Well established trade park
- Tenants include Dingbro, Speedy Hire, Euro Car Parts, Edinburgh Tea & Coffee Company, Eurocell, PDM and Atom Supplies
- Close proximity to Edinburgh centre
- Convenient access to the City Bypass and A1
- Potential for secure yard

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Al Industrial Park is situated immediately off Sir Harry Lauder Road, to the east of Edinburgh city centre. The Park benefits from excellent communication links with both the Al and the Edinburgh city bypass. The estate is also well positioned for easy access to Edinburgh city centre and Leith.

A1 Industrial Park, Edinburgh is a development providing light industrial accommodation. Current occupiers include Dingbro, Speedy Hire, Euro Car Parts, Edinburgh Tea & Coffee Company, Eurocell, PDM and Atom Supplies.

#### **SPECIFICATION**

- Steel portal frame with insulated steel cladding
- 6.5m to underside of haunch of steel frame
- Reinforced concrete floor slab with power floated finish
- Tarmac service yard
- Aluminium double glazed window units on the front elevation
- Gas supply to the unit
- 4m x 5m insulated overhead electrically operated production doors x2

#### ACCOMMODATION

The unit is suitable for industrial or distribution uses.

UNIT AVAILABLE Unit 12 - 823 sq m (8,868 sq ft).

## **TO LET** MODERN INDUSTRIAL/TRADE UNIT 823 SQ M (8,868 SQ FT)



#### RATEABLE VALUE

The property has the approximate rateable value:

#### UNIT 12: £57,100.

Interested parties are advised to make their own enquires with the Scottish Assessors Association.

#### SERVICE CHARGE

A service charge for the common maintenance and management of the Estate applies to each unit.

#### DATE OF ENTRY

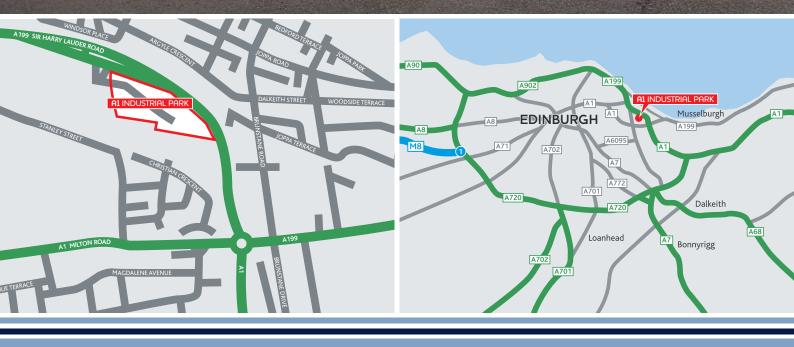
Immediate entry is available.

EPC is B+ (18).

TERMS Further details are available from the joint letting agents. www.a1industrialpark.com

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#### FURTHER INFORMATION

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