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

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

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

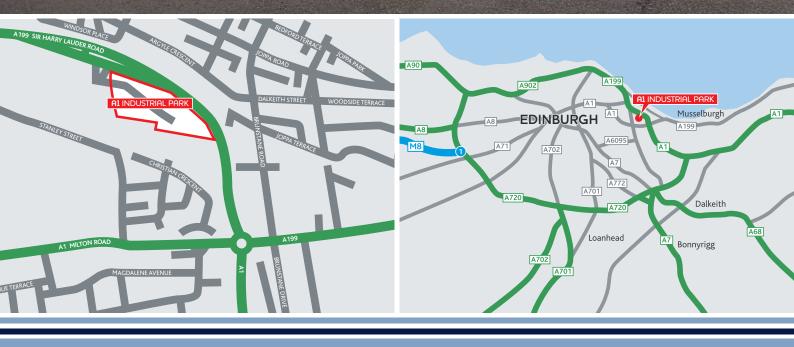
Immediate entry is available.

EPC is B+ (18).

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

Unit 12 **A1** INDUSTRIAL PARK

Sir Harry Lauder Road, Edinburgh EH15 2QA



FURTHER INFORMATION

Bryce Stewart t: 0131 221 2454

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

Andrew Veitch t: 0131 221 2453

e: andrew.veitch@montagu-evans.co.uk



Neil McAllister t: 0131 473 3212 e: neil.mcallister@ryden.co.uk

Cameron Whyte t: 0131 473 3230 e: cameron.whyte@ryden.co.uk



PROPERTY MISDESCRIPTION ACT 1991. These particulars are intended to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances have relied on information provided by others. There will be no liability as a result of any error or omission in these particulars, which do not form any part of a contract. Our clients reserve the right to alter/amend future phases. September 2019. Alamo Design 01924 471114.