

LAST REMAINING UNIT

Unit 3/4

A1 INDUSTRIAL PARK

Sir Harry Lauder Road, **Edinburgh** EH15 2QA

www.a1industrialpark.com



TO LET

MODERN INDUSTRIAL/TRADE UNIT

929 SQ M (10,000 SQ FT)

TENANTS INCLUDE:

Dingbro, Speedy Hire, Euro Car Parts, Superfeet, Edinburgh Tea & Coffee Company, Eurocell, PDM, Fabb Sofas and Atom Supplies

Standard Life
Investments

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A1 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 A1 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, Superfeet, Edinburgh Tea & Coffee Company, Eurocell, PDM, Fabb Sofas 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
- Prominent unit
- Heating and lighting

ACCOMMODATION

The unit is suitable for industrial or distribution uses.

UNIT AVAILABLE

Unit 3/4 - 929 sq m (10,000 sq ft).

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RATEABLE VALUE

The property requires to be reassessed and we have been advised that the subject unit has the approximate Rateable Value:

UNIT 3/4: £60,000.

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

Currently being commissioned.

TERMS

Further details are available from the joint letting agents.



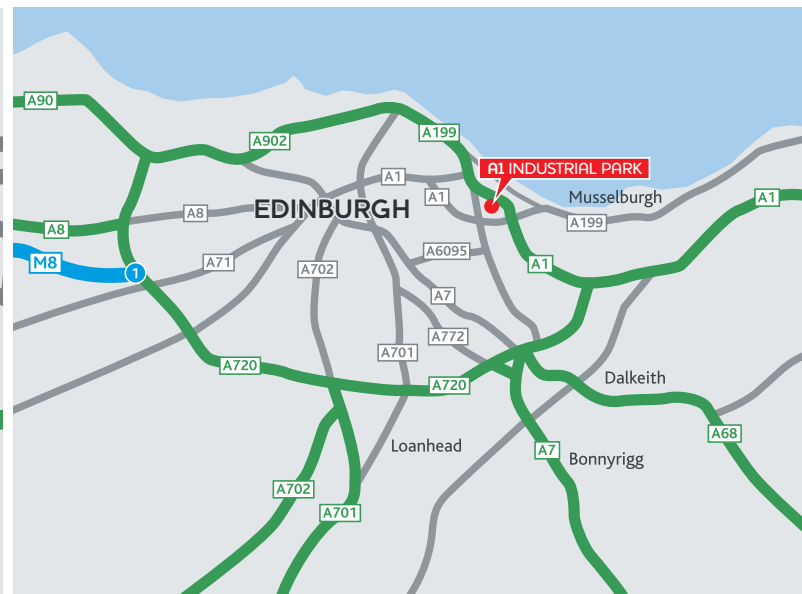
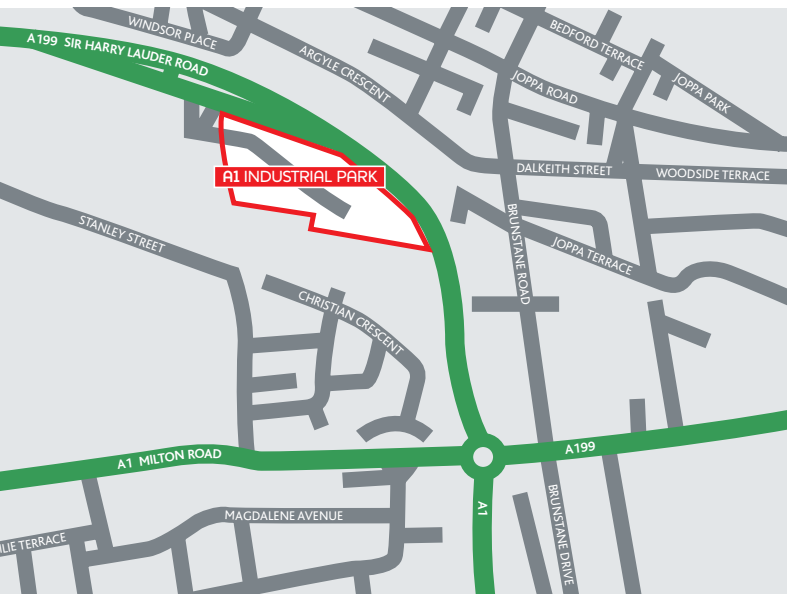
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PHOTOGRAPH BEFORE SEPARATION



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FURTHER INFORMATION

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