

TO LET

HIGH EAVES HEIGHT WAREHOUSE/STORAGE UNIT
1,061 SQM (11,419 SQFT)

UNIT H
QUEEN ANNE DRIVE
HARVEST DRIVE

LOCHEND INDUSTRIAL ESTATE
NEWBRIDGE | EDINBURGH | EH28 8PL

AVAILABLE FROM JANUARY 2020

EAVES HEIGHT 7 - 14 METRES

RENT
£3.00
PER SQ FT

TENANTS NOW INCLUDE:

drummond
DISTRIBUTION

OASIS
Information Secured

bluecanyon
LUXURY BY DESIGN

FOR MORE INFORMATION VISIT: WWW.QUEENANNEDRIVE.CO.UK

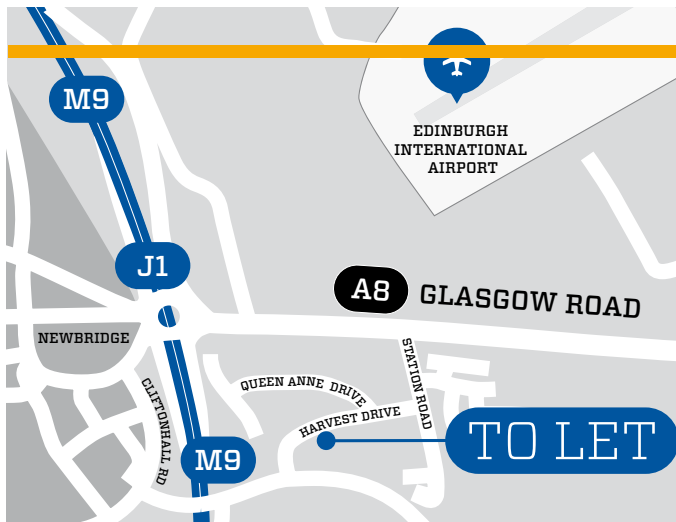
GENERAL

This property is currently occupied on a short term basis and will be available for a new tenant from January 2020.

The property provides cost effective high bay accommodation situated next to the Newbridge Roundabout in West Edinburgh.

LOCATION

The property is situated on the west side of Edinburgh, close to Edinburgh Airport. The Newbridge Roundabout is also close by and this is the major junction joining the M8 (Glasgow), M9 (Stirling and the North) and the A8 Edinburgh Road.



Newbridge is considered to be one of the best distribution locations in central Scotland and approximate drive times are as follows:

Edinburgh City Centre	15 mins
Glasgow	45 mins
Perth	30 mins
Dundee	45 mins
Aberdeen	2 hours

Other nearby occupiers include Drummond Distribution, Oasis, Blue Canyon and further afield Fedex, Flexi-Store, DPD, 3663 and Tesla. The headquarters of Scotmid is situated to the west of the property.

DESCRIPTION

The property comprises an end of terrace industrial/storage unit with an average eaves height of 9m.

This terrace of units has relatively recently been overclad and now provides good quality high bay accommodation. This unit is currently occupied on a temporary basis and will be available for occupation from January 2020.

The roof covering is inset with translucent panels providing a good level of natural light internally. There is a single pedestrian door and a separate vehicle access roller shutter door.

ACCOMMODATION

We have measured this accommodation to be as follows:

Unit E	Oasis Group	
Unit F	Drummond Distribution	
Unit G	Blue Canyon Ltd	
Unit H	1,061 sq m	11,419 sq ft

TERMS

This unit is available on terms to be agreed and at a rent of £3.00 per sqft (£34,257 per annum). VAT will be applicable.

SERVICE CHARGE

The occupier of the unit will be responsible for a proportionate allocation of the service charge for the common maintenance and management of the estate. Further details of this are available on request.

RATING ASSESSMENT

We have been informed by the local Assessor's Department that the property is currently assessed for rating purposes as follows:

Unit H - RV £53,800

The landlord of this property has appealed the above assessment and is confident that a significant reduction will be agreed.

EPC

A copy of the Energy Performance Certificate is available on request.

VIEWING AND FURTHER INFORMATION

For further information about this property or to arrange a viewing, please contact the following:

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SAMPLE INTERNAL PHOTO

