

TO LET

TWO SEPARATE HIGH EAVES HEIGHT WAREHOUSE UNITS
11,419 SQFT AND 26,388 SQFT

UNITS F AND H
QUEEN ANNE DRIVE
HARVEST DRIVE

LOCHEND INDUSTRIAL ESTATE
NEWBRIDGE | EDINBURGH | EH28 8PL

REFURBISHED ACCOMMODATION READY FOR IMMEDIATE OCCUPATION

EAVES HEIGHT 7 - 14 METRES



RENT
£2.75
PER SQ FT

TENANTS NOW INCLUDE:



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

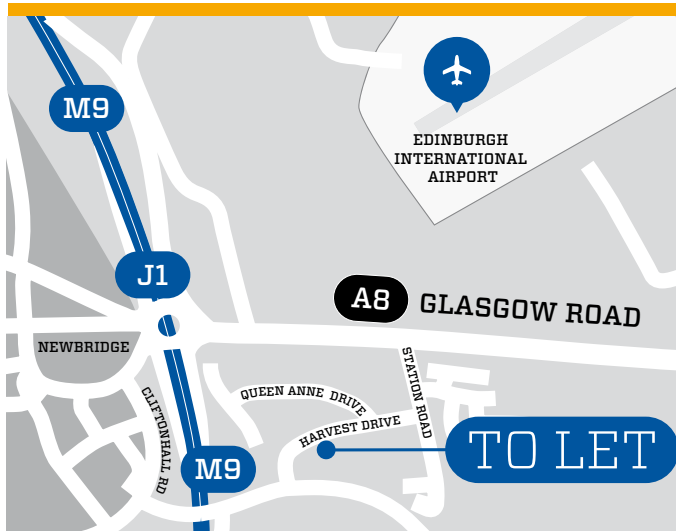
GENERAL

We are pleased to offer to the market this warehousing accommodation which has only recently been extensively refurbished and now provides cost effective high bay accommodation situated next to the Newbridge Roundabout in West Edinburgh.

The units remaining available are Unit F of 2,452 sqm (26,388 sqft) and Unit H of 1,061 sqm (11,419 sqft).

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 occupiers in the Newbridge area include 3663, GeoPost, Batleys Cash & Carry, Diet Chef, Flexi-Store, Anytime Leisure and FedEx UK.

DESCRIPTION

These units comprise two separate terraced warehousing units with a minimum eaves height of 7m rising to 14m which makes this some of the highest warehousing accommodation currently available in Central Scotland.

These units have recently been overclad and now provides good quality high bay warehousing available for immediate occupation.

The roof covering is inset with translucent panelling providing a good level of natural light internally. Unit F has roller shutter doors at either end of the building and Unit H has a single pedestrian door and a separate roller shutter door.

ACCOMMODATION

We have measured this accommodation to be as follows:

Unit E	Oasis Group	
Unit F	2,452 sq m	26,388 sq ft
Unit G	Blue Canyon Ltd	
Unit H	1,061 sq m	11,419 sq ft

TERMS

The rent required for these units is based on £2.75 per sqft, exclusive of VAT. An immediate entry date is available and the lease term is flexible and to be agreed.

RATING ASSESSMENT

The rateable values for the two units are as follows:

Unit F - RV £108,750

Unit H - RV £53,800

The landlord of this property is appealing the above assessment and is confident that significant reductions can be agreed.

EPC

Energy Performance Certificates for each of the units are available on request.

VIEWING AND FURTHER INFORMATION

Please note that a portion of this property is currently occupied on a temporary basis. Viewings are only available by prior appointment and on an accompanied basis. Please contact:

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