

Industrial unit with large yard

To Let

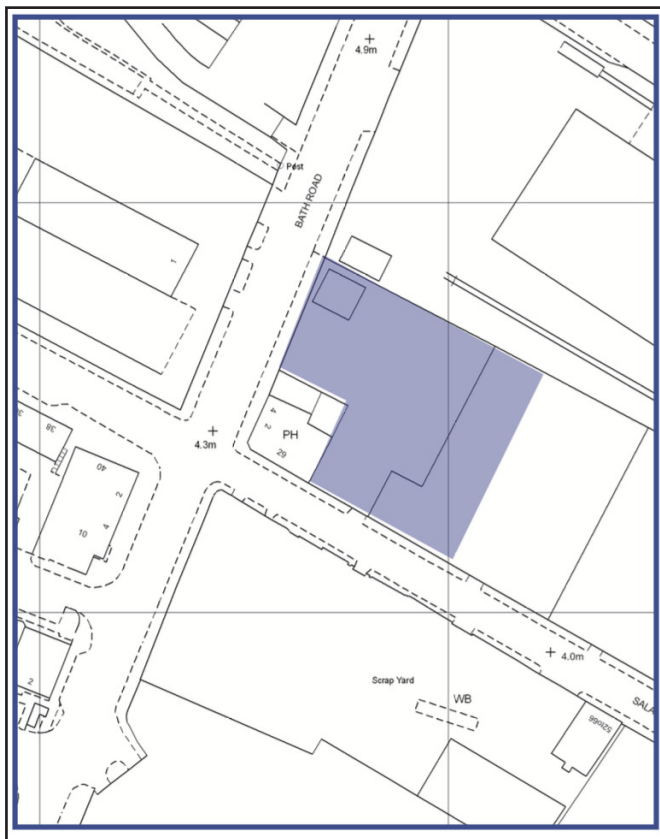


26 Bath Road, Leith, Edinburgh

- Warehouse: 1091.66 sq m (11,750 sq ft)
- Total site area: 0.30 Ha (0.74 acres)
- Rental offers over £50,000 per annum exclusive invited
- Flexible lease terms available

26 Bath Road, Leith, Edinburgh

Location



The subjects are located approximately 2 miles north of Edinburgh city centre within the Leith Docks area. The subjects are located on Bath Road and are accessed from Salamander Street (A199) which links east to the A1 and provides access to the Edinburgh by-pass and the rest of the motorway network.

Description

The subjects comprise of a single-storey warehouse building, brick built of steel portal frame construction and double skin corrugated roof, incorporating translucent day lighting panels, with a solid concrete floor and halogen pendant lighting. Vehicle access is via an electrically operated full height 5m (16'5") roller shutter door. The yard is surfaced with a mixture of concrete and hardcore and benefits from secure perimeter fencing with a 2m high palisade fence with vehicle gate at the entrance to the subjects from Bath Road.

Floor areas

The subjects provide the following gross internal floor areas:

Warehouse: 1091.66 sq m (11,750 sq ft)

The total site area extends to approximately 0.30 Ha (0.74 acres)

Lease terms / rental

Rental offers over £50,000 per annum exclusive are invited for the benefit of a full repairing and insuring lease over the subjects of negotiable length.

Rateable value

£57,400 NAV/RV.

EPC

Available upon request.

VAT

Prices are quoted exclusive of VAT (if applicable).

Legal costs

Each party to bear their own. The tenants will be responsible for stamp duty, stamp duty land tax and registration dues in the normal manner.

Viewing and further information

For further information or an appointment to view please contact the sole agents:

Name: Paul Hamilton

Telephone: 0141 222 2777

Email: enquiries@hamiltoncharteredsurveyors.com

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