


Industrial unit

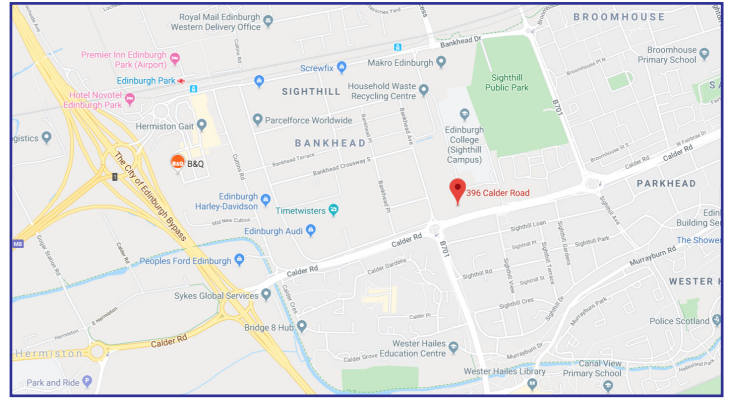
# Lease for sale



396 Calder Road, Edinburgh

-  Located within Sighthill Industrial Estate.
-  Highly prominent location fronting Calder Road.
-  Warehouse / Offices / Showroom – 1,084.17 sq m (11,670 sq ft)

# 396 Calder Road, Edinburgh



## Location

The subjects comprise of single storey industrial unit with front office / showroom, located on the north side of Calder Road (A71) within Sighthill industrial estate on the western edge of the city of Edinburgh. The subjects benefit from excellent access to the Edinburgh city bypass (A720) which links to Scotland's national motorway network via the M8.

## Description

The main warehouse is of concrete portal frame construction with corrugated asbestos cement sheet roof, incorporating translucent daylighting panels. The walls are common brick and painted roughcast externally with a level concrete floor. The warehouse benefits from fluorescent strip lighting throughout. The eaves height is 3.79m (rising to 6.5m at the roof apex). The warehouse is serviced via a full height (3.67m) roller shutter vehicle door.

The front office / showroom is flat roof in construction and laid out as front public entrance leading into the main reception area, together with various stud partition offices. The office floor is concrete with carpet floor tiles, lowered acoustic tile ceilings with recessed fluorescent strip lighting and lined papered and painted walls. There is separate male and female toilet facilities and a staff kitchen / canteen area. Heating is from wall mounted electric heaters throughout.

The front yard area is tarmacadamed with secure gated access. We estimate there is approximately 22 car spaces to the front of the subjects and 10 spaces to the side elevation. The site benefits from dual entrances from Calder Road to the east and west.

## Floor areas

The subjects comprise the following approximate gross internal floor areas:

Warehouse	919.47 sq m	(9,897 sq ft)
Offices / Showroom	164.70 sq m	(1,773 sq ft)
Total	1,084.17 sq m	(11,670 sq ft)

## Lease terms

The premises are currently held on a full repairing and insuring lease due to expire on the 9th March 2023 at a passing rental of £90,000 per annum exclusive.

## Proposal

Our clients are looking to assign their leasehold interest in the subjects to a suitable assignee at nil premium. Further details upon application.

## Rateable value

£57,200 NAV / RV

## Energy performance certificate

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

Telephone: 0141 222 2777

Email: [enquiries@hamiltoncharteredsurveyors.com](mailto:enquiries@hamiltoncharteredsurveyors.com)

Hamilton Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hamilton Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

