

TO LET

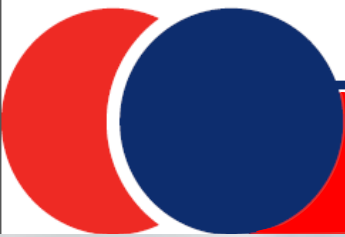
INDUSTRIAL / WORKSHOP UNITS

2174 SQ FT (202 SQ M)

MID TERRACE COMBINED UNITS

UNITS 5 - 6

PEFFERMILL PARC, PEFFERMILL ROAD, EDINBURGH, EH16 5UY



GENERAL VIEW

- WELL MAINTAINED WAREHOUSE UNITS
- EDINBURGH CITY CENTRE APPROX. 3 MILES NORTH
- EXCELLENT ACCESS AND TRANSPORT LINKS

Location

Peffermill Parc is situated within Peffermill Industrial Estate which lies approximately 3 miles south of Edinburgh City Centre, close to the Cameron Toll Shopping Centre.

The road network servicing the estate provides easy access to the city centre and the main arterial routes, mainly the A1, A68 and the A7. Edinburgh City Bypass is only a short drive away.

Other occupiers include Bemco, Artisan Roast, Interroom, Historic Scotland, Primo Pots.

Description

The property comprises two combined mid-terrace industrial units of steel portal construction with an insulated profile clad finish with brick to dado level. The premises have a concrete floor under a pitched roof with integrated translucent roof panels.

Unit 6 contains one kitchen, two WCs, and one office. There is open plan access across the units, and it benefits from the following:

- Electric roller shutter doors
- Warehouse heating
- Electric wall-mounted heaters in office
- Disabled WC
- Offices comprising approx 20% floor area
- 6-8 car parking spaces

Floor Area

We have measured the accommodation in accordance with the latest RICS Code of Measuring Practice and calculate the gross internal floor area as follows:

Property	Description	Size
Units 5&6	Warehouse	202 sq m (2174 sq ft)

VAT

The letting will be subject to VAT in addition, at the prevailing rate.

Energy Performance Certificate

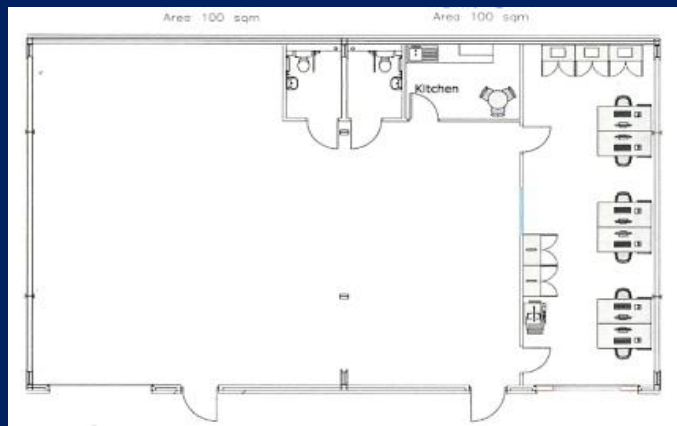
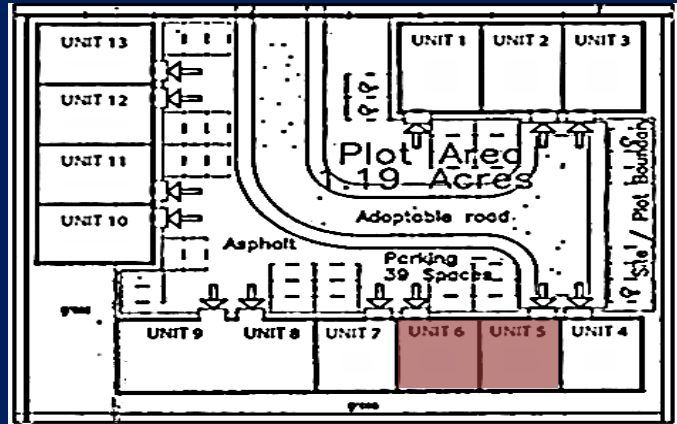
The EPC certificate is ready and available upon request.

Legal Costs

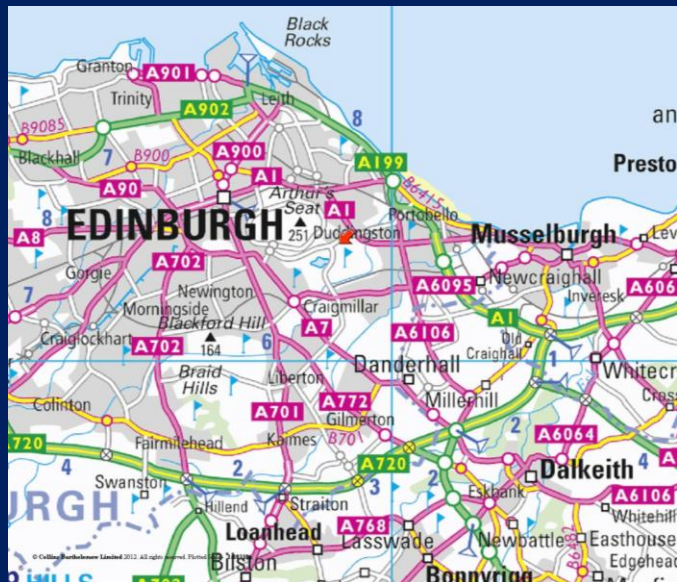
Each party to bear their own legal costs in connection with any transaction.

Terms

The unit is available To Let for a term until expiry on 12 November 2013. For further information please contact the letting agents. Details of lease to be confirmed. Current rent passing £14,741.20 p.a. plus estate charge.



FOR IDENTIFICATION PURPOSES ONLY



Viewing

Strictly by appointment through joint agents.

James Barr

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