

DM HALL

To Let

Industrial

24 West Shore Road,
Edinburgh
EH5 1QD



293.5 SQ M
3,157 SQ FT

Property Details

- Dedicated yard
- Office and warehouse accommodation
- 2x Vehicular entrance doors
- Offers over £35,000 per annum (excl of VAT)

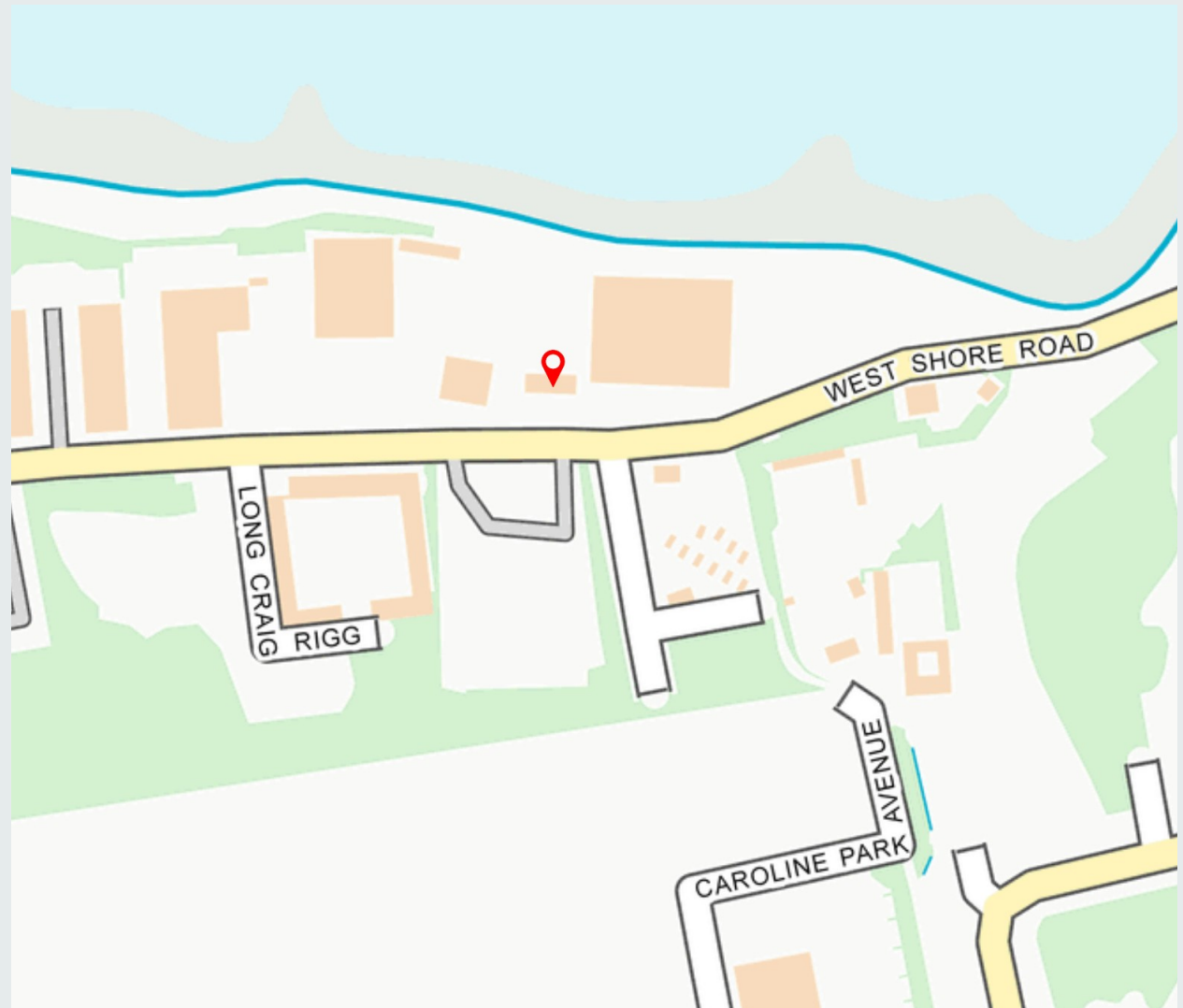
LOCATION:

The property is located on West Shore Road within the established Granton industrial area, situated approximately 3 miles north of Edinburgh city centre. This location benefits from excellent road links, with easy access to the A90 and the M8 motorway, providing efficient connections to Edinburgh's wider road network and Scotland's central belt.

West Shore Road is a prominent industrial hub, home to a variety of businesses across the logistics, manufacturing, and warehousing sectors. Neighbouring occupiers include Biffa Waste Management, Mitie Property Services (UK) Ltd, Edinburgh College, Gray Concrete and Gekotech Solutions Ltd.

DESCRIPTION:

The subjects comprise an industrial unit with office accommodation located on a self-contained surfaced yard, extending to approximately 0.131 Ha (0.32 Acres).



The subjects comprise the following features:

- 3 phase power
- 2 x Vehicular loading doors
- Maximum eaves height of 3.45m
- Tea prep area
- Male and female toilets facilities
- Self-contained site with large, surfaced area.

ACCOMMODATION & FLOOR AREAS:

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Gross Internal Areas have been calculated: -

Accommodation	sq m	sq ft
Warehouse	176.5	1,900
Office	116.8	1,257
TOTAL	293.5	3,157

SERVICES:

Our understanding is the subjects benefit from Gas, Water and electricity services.

TENURE:

The subjects are available on a Full Repairing and Insuring lease for a term to be agreed at a rental of £35,000.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is G.

NON-DOMESTIC RATES:

According to the Scottish Assessors’ Association website, the subjects are noted to have a Rateable Value of £27,200 per annum.

For more information regarding rates payments, please visit the Scottish Assessors website <https://www.saa.gov.uk/>



Property Details

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which is chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents: -



Make an enquiry

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

Ian Davidson MRICS

Harry Pattullo MSc

0131 624 6130

edinburghagency@dmhall.co.uk



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors