TO LET

REFURBISHED WAREHOUSE WITH OFFICES & SECURE DEDICATED YARD



16 HAWKHILL AVENUE, EDINBURGH

1,075sq m (11,572 ft)

AVAILABLE DECEMBER 2026

B&S
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Property Consultants
0131 315 0029

SAT NAV:
EH7 6BU

REFURBISHED WAREHOUSE WITH OFFICES & SECURE DEDICATED YARD

16 HAWKHILL AVENUE, EDINBURGH, EH7 6BU

LOCATION

Edinburgh with a resident population of approximately 500,000 is both the Capital City and Scotland's administrative and judicial centre. The estate benefits from close proximity to the City Centre which is located approximately 1.5 miles to the south-west. The estate is accessed from Hawkhill Avenue which is situated close to Easter Road Football Stadium.

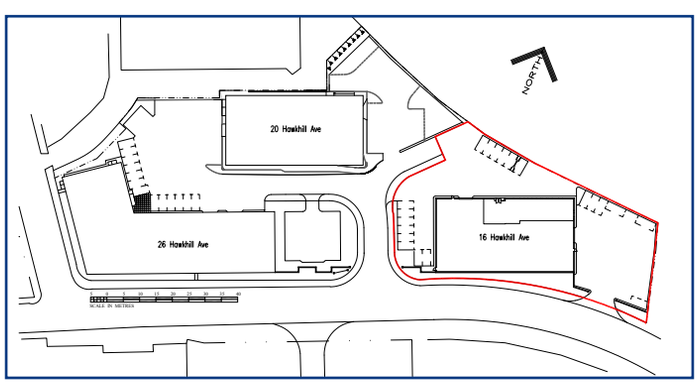
DESCRIPTION

The subjects comprise a stand-alone warehouse of steel portal frame construction which is currently undergoing a comprehensive refurbishment programme. Upon completion, the property will provide modern industrial accommodation benefiting from significant upgrades including:

- New 49.68 kWp roof-mounted solar PV installation.
- New overclad roof and wall system.
- New translucent roof panels providing natural daylighting.
- New electric roller shutter doors.
- Upgraded electrical installation.
- Refurbished office and welfare accommodation.
- WC facilities.
- 4.91m eaves height.
- Gas supply.
- 3-phase power supply.
- Two secure dedicated yards.

ACCOMMODATION

The premises provide the following approximate gross internal area 1,075 sq m (11,572 sq ft).



LEASE TERMS

The premises are available to let by way of a new full repairing and insuring lease on terms to be agreed. For further information on the quoting rent, please contact the sole letting agents.

RATEABLE VALUE

The Scottish Assessors Association Portal show the premises having a current rateable value of £73,300.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Indicators (EPC) for the subjects is available on request.

VAT

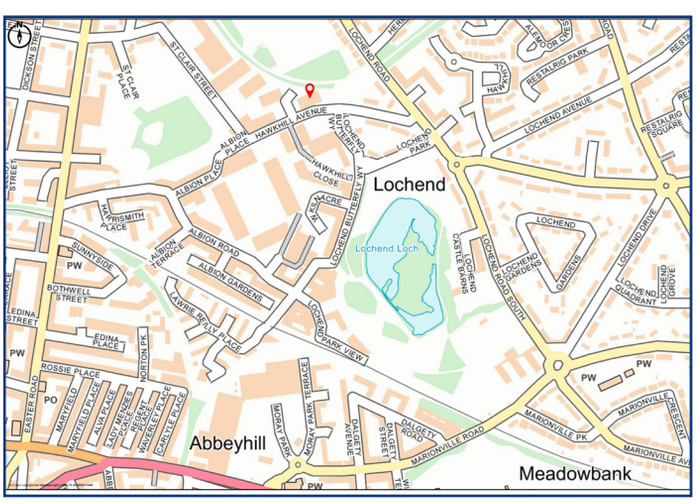
VAT will be payable on all rent, service charge etc arising under the lease.

VIEWING AND FURTHER INFORMATION

Should you wish to arrange a viewing or require further information please contact the sole letting agents.

Niall Burns- DD: 0131 315 0029
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