Industrial Unit - To Let

CBRE

1 Sherwood Industrial Estate,

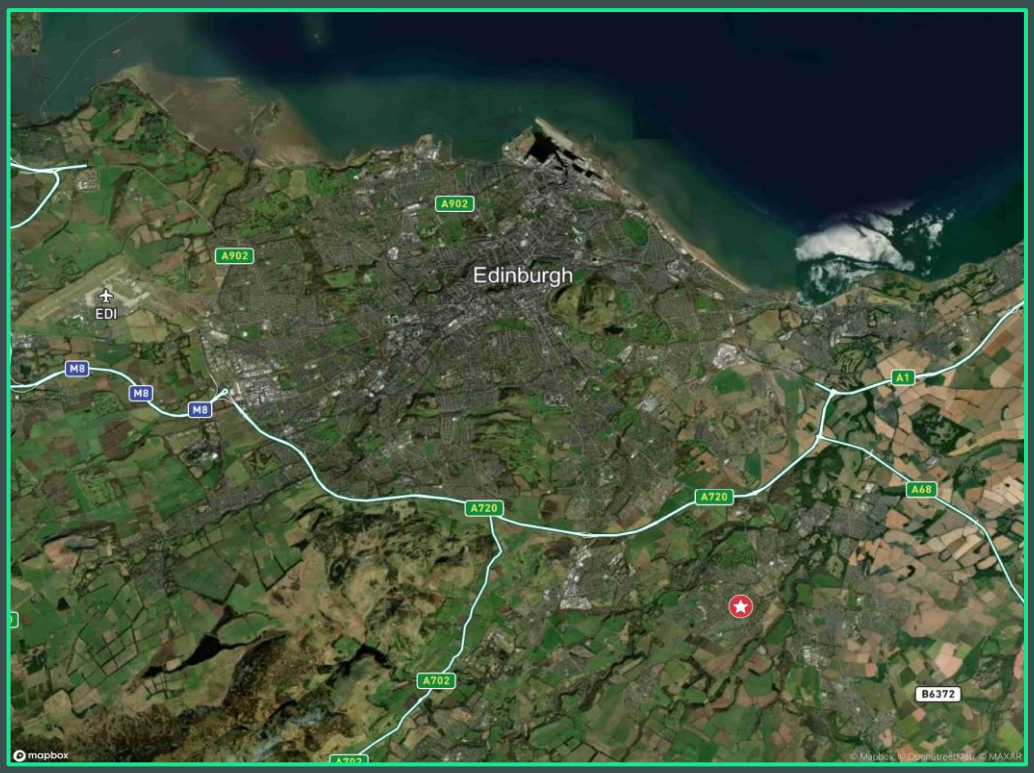
Bonnyrigg, Midlothian,
EH19 3LW

Fully Fitted Car Repair Facility with Secure Yard



1 Sherwood Industrial Estate, Bonnyrigg

To Let



25,145
Square Feet

2.068
Total site Acreage

28%
Site Density

6
Miles from Edinburgh City Centre

Fully Fitted car repair facility with Secure yard

Sherwood Industrial Estate is located in Bonnyrigg, Midlothian, approximately 7 miles south east of Edinburgh City Centre. The estate benefits from excellent connectivity via the A7, which provides direct access to the A720 Edinburgh City Bypass at Sheriffhall Roundabout. The City Bypass in turn connects to Scotland's wider motorway network, including the M8 to the west and the M9 to the north, whilst Edinburgh Airport lies approximately 30 minutes' drive to the north west.



Sherwood Industrial Estate is an established industrial location serving the Midlothian and Edinburgh markets. The property occupies a prominent position within the estate with direct frontage onto the estate road and ancillary office accommodation fronting onto Cockpen Road. The surrounding area comprises a range of similar industrial accommodation and benefits from connectivity to the wider Edinburgh market via the A7 and A720. The property itself comprises a detached fully functioning car repair facility with a large surfaced yard, situated within a well-established commercial environment.

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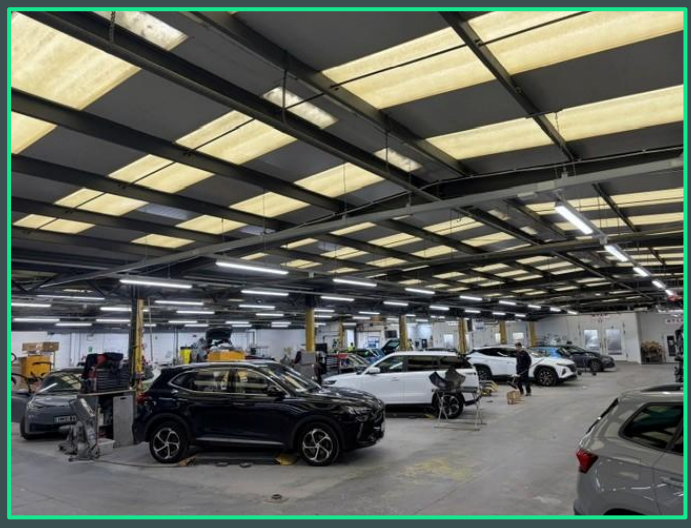
Summary

The subject comprises a 25,145 sq ft fully functioning vehicle repair and servicing centre, on a site extending to approximately 2.068 acres. The property is fitted out with vehicle ramps, spray booths, a dedicated parts department and associated servicing infrastructure. The property occupies a fully fenced and self-contained site, accessed by a single electronically operated entrance and exit gate. A substantial tarmac-surfaced yard is predominantly situated to the north of the building, with narrower external areas extending along the eastern and western elevations. The yard is currently used for vehicle storage and provides approximately 90 car parking spaces. The property benefits from eight roller-shutter access doors along the northern elevation, three of which serve the main warehouse, with the other five serving the workshop accommodation.

The premises are of steel-frame construction, with the warehouse elevations clad in profile metal sheeting and sections of brick or blockwork at lower level. The pitched, profile metal-sheet roof incorporates translucent rooflight panels. Internally, the main warehouse extends to 17,281 sq ft and benefits from a minimum clear eaves height of 4 metres, a solid concrete floor, and LED lighting. The adjoining workshop accommodation extends to 2,311 sq ft and comprises five separate vehicle repair bays, each served by a roller-shutter access door. The single-storey office accommodation extends to 5,553 sq ft and is positioned along the southern side of the property, fronting onto Cockpen Road. The accommodation includes a reception area, communal areas, meeting rooms, a staff canteen and toilet facilities, double-glazed windows and central heating.

Specification

- Steel portal frame
- 4m clear internal eaves
- 8 roller shutter access doors
- 3 Phase power supply with LED Lighting throughout
- 2,795 sq ft office accommodation
- Total site area of 2.068 acres (28% site density)
- EV charging provision
- CCTV
- Substantial secure yard



Accommodation

The building has been measured in accordance with the RICS guidelines with approximate areas as follows:

Accommodation	GIA (SQ M)	GIA (SF FT)
Warehouse	1,605	17,281
Workshop	215	2,311
Reception	256	2,758
Office 1	188	2,023
Office 2	72	772
Total	**2,336**	**25,145**

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Disposal Terms

The subject is available for immediate occupation. Terms for a duration to be agreed between the parties.

Entry

The property is available immediately.

Rateable Value

We have been informed that the property is assessed for rating purposes with an RV of £117,750.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT and for the avoidance of doubt VAT will be payable on the transaction.

EPC

An EPC of this property is available upon request

Legal Costs

Each party will be responsible for their own legal costs incurred.

Anti-Money Laundering / KYC

In order to comply with Anti-Money Laundering legislation, the incoming tenant will be required to provide satisfactory identification documentation to the vendor and their agents.







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