TO LET

NEWBRIDGE ONE

INDUSTRIAL PARK, EDINBURGH

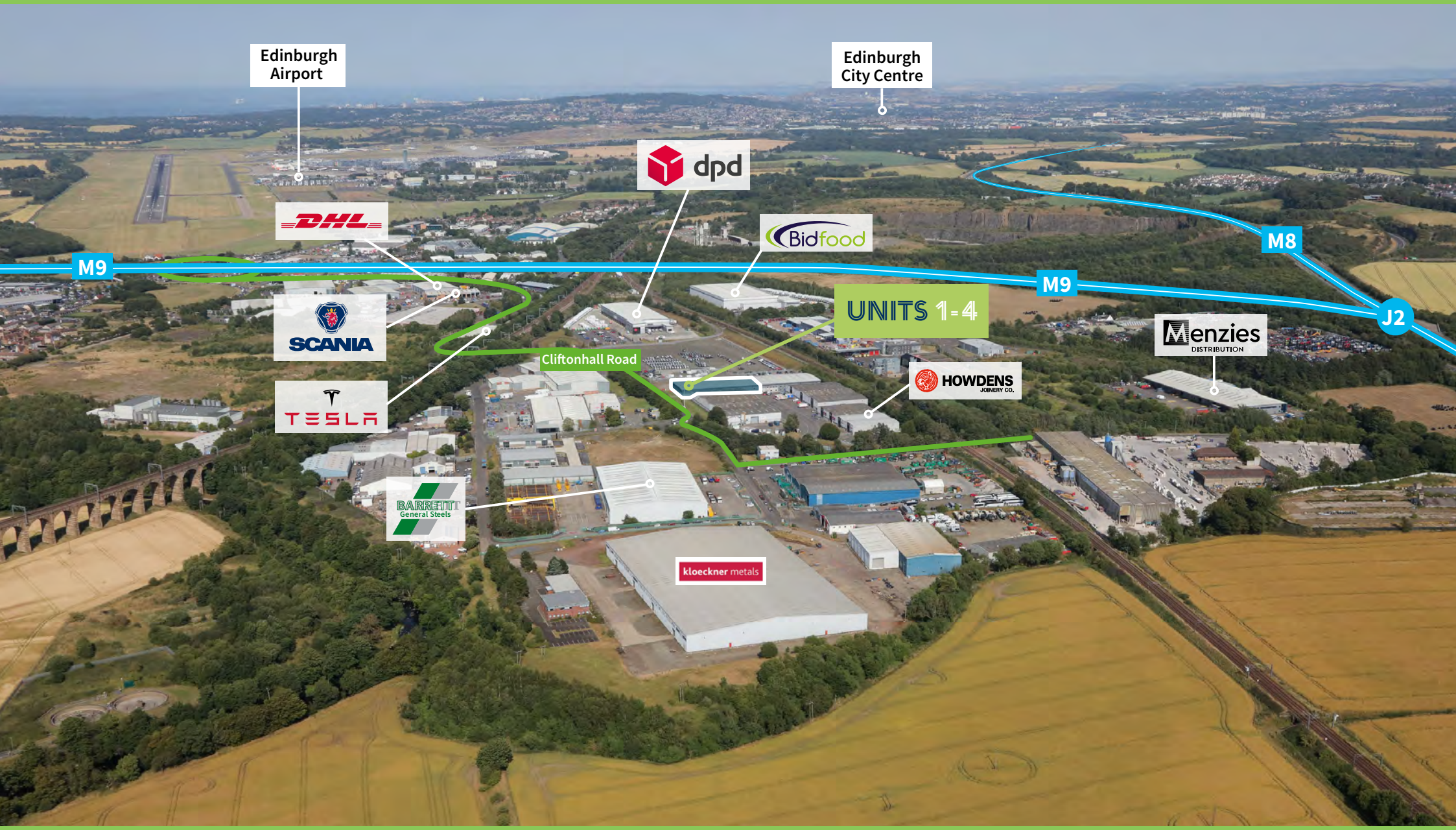
MODERN INDUSTRIAL / TRADE UNIT

UNITS 1-4 CLIFTONHALL ROAD, NEWBRIDGE EH28 8TP

NEARBY OCCUPIERS
DPD
SCANIA
DHL
HOWDENS
MENZIES

Coming Soon - Preliminary Brochure

- **SIZE - 5,250 SQ FT - 21,000 SQ FT**
- **WELL ESTABLISHED INDUSTRIAL LOCATION**
- **PROMINENT ROADSIDE FRONTAGE**
- **SUITABLE FOR A VARIETY OF END USES**
- **POTENTIAL FOR LARGE SECURED YARD**

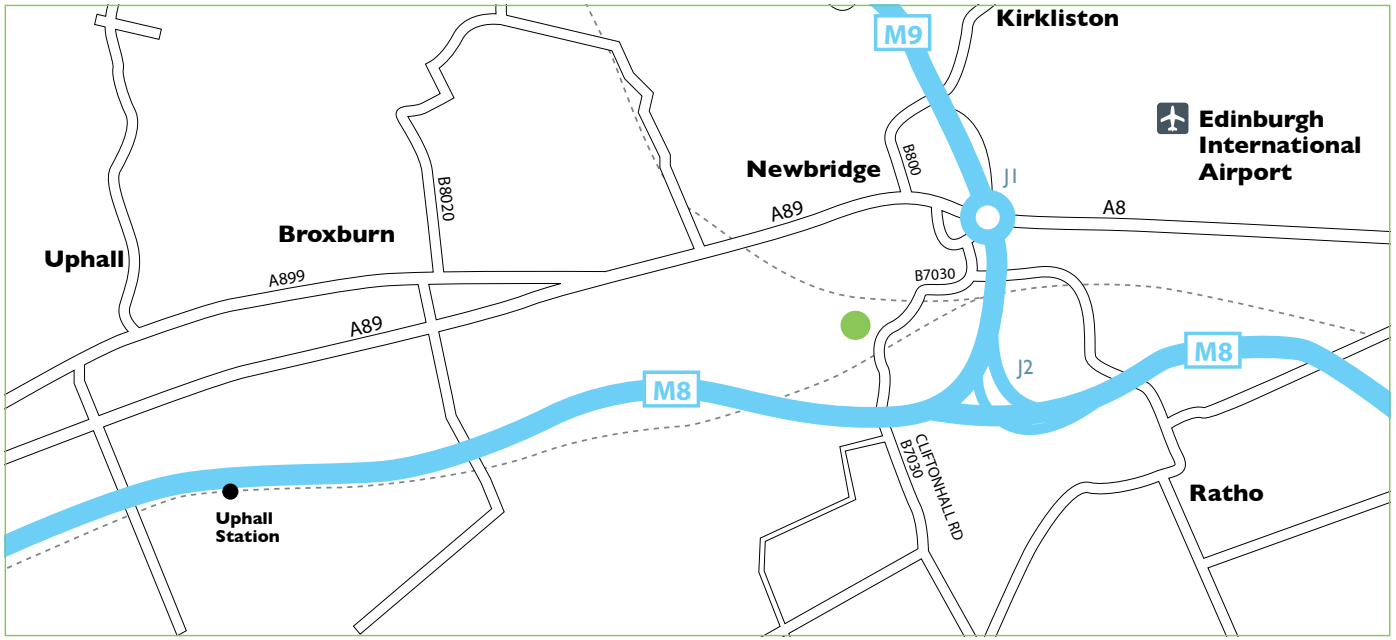

Edinburgh Airport
Edinburgh City Centre
dpd
DHL
Bidfood
M9
M8
M9
J2
UNITS 1-4
SCANIA
Menzies
DISTRIBUTION
Cliftonhall Road
HOWDENS
JOINERY CO.
TESLA
BARRETT
General Steels
kloeckner metals

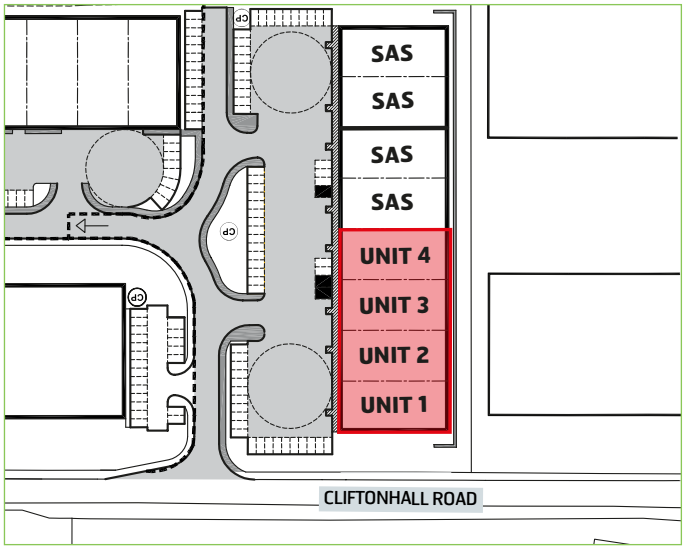
UNIT 1 INTERNAL PHOTOS

DESCRIPTION

Units 1-4 sit within a high quality industrial / trade counter terrace comprising 8 units. Units 5-8 are let to The Scottish Ambulance Service. The terrace benefits from the following specification:

- Clear span steel portal frame construction
- Attractive barrel vaulted roof, incorporating 10% translucent panels
- Minimum clear eaves height of 6m
- High quality insulated cladding
- Minimum floor loadings of 40kN per sq m
- Dedicated car parking
- LED lighting
- Up and over vehicle access door





LOCATION

The Newbridge area is located only 8 miles west of Edinburgh city centre and 2 miles west of Edinburgh Airport.

More specifically Newbridge One is located off Cliftonhall Road and is strategically situated within Newbridge providing easy access to the main interchange connecting the M8 and M9 motorways. Immediate access to the motorway networks means that Glasgow is only 35 miles away and Stirling only 25 miles.

TERMS

The premises are available on a new full repairing and insuring basis, more information on the quoting rent is available by contacting the joint agents.

SERVICE CHARGE

A Service Charge for the common maintenance and management of the estate will apply.

LEGAL COSTS

Each party shall be responsible for their own reasonable costs, the ingoing tenant shall be responsible for any registration dues, stamp duty and any other expenses incurred.

ENERGY PERFORMANCE CERTIFICATE

The property has EPC Rating C.

AVAILABILITY AND BUSINESS RATES

Unit	Business Rates	Availability
1	£42,200	Now
2	£38,100	November 2026
3	£40,500	November 2026
4	£40,600	November 2026

VIEWING AND FURTHER INFORMATION

For more detailed information on these premises or to arrange a viewing please contact the following letting agents:

Alan Herriot
alan.herriot@ryden.co.uk
07880 722326

Leo Masson
leo.masson@ryden.co.uk
07425 320611

Ryden.co.uk
0131 225 6612

7 Exchange Crescent, Conference Square, Edinburgh, EH3 8AN

James Tweedie
james.tweedie@cbre.com
07502 769446

Bryce Stewart
bryce.stewart@cbre.com
07929 244328

CBRE
0131 469 7666
www.cbre.co.uk

7 Castle St, Edinburgh EH2 3AH

The agents for themselves and for 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 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 the agents has any authority to make or give any representation or warranty whatever in relation to this property. July 2026.