TO LET

FORT KINNAIRD TRADE PARK

EDINBURGH | EH15 3HR

LAST TRADE/ INDUSTRIAL UNIT



ADJOINING OCCUPIERS INCLUDE:

DIRECT FLOORING · Ableworld · TOOLSTATION · William Wilson · Wholesale Domestic Bathrooms · Topps Tiles · SCREWFIX · Majestic · CUBICO BATHROOMS · SOFA CLUB

SIZE 419 SQ M
(4,507 SQ FT)

NOW COMPLETE AND READY FOR OCCUPATION

12 MONTHS RATES FREE

LAST UNIT

Acting on behalf of South Yorkshire Pension Authority (a Fund Managed by Aberdeen) we are pleased to offer the last remaining unit within Fort Kinnaird Trade Park. This development is situated alongside Fort Kinnaird Retail Park, Scotland's largest out of town retail park.

This development totals 2,508 sq m (27,000 sq ft). The available unit is 419 sq m (4,507 sq ft).

This development is prominently positioned opposite B&Q and alongside a number of existing trade occupiers and car showrooms including Mercedes, Skoda, Honda, Porsche, Jaguar, Lamborghini, Ferrari and Land Rover.

Existing tenants of Fort Kinnaird Trade Park include Sofa Club (adjoining), Ableworld, Direct Flooring, Screwfix, Topps Tiles, Toolstation, Cubico, Majestic Wine, William Wilson and MKM Building Supplies.

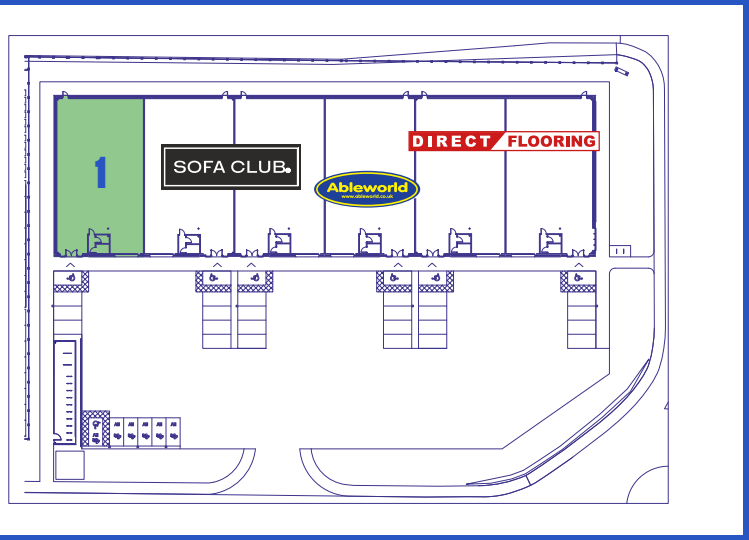
DESCRIPTION

The unit is of steel portal frame construction with a minimum eaves height of 6.5m. The wall cladding is insulated to a high standard and internally there is a blockwork division wall to c.2.5m.

The unit benefits from solar panels and there are a number of EV charging points available to the estate occupiers.

Plans of this unit are available on request.

UNIT 1
419 SQ M
(4,507 SQ FT)



NOW READY FOR OCCUPATION



PRIME LOCATION

LOCATION

The development is situated amongst one of the busiest retail, car showroom and trade park locations in Scotland. The adjoining Fort Kinnaird Retail Park is the second largest in the UK and home to over 75 retail stores including Marks & Spencer, River Island, Primark and H&M to mention only a few of the current occupiers. Food outlets include McDonald's, Pizza Hut, Pizza Express, Nando's and Starbucks.

The A1 and the Edinburgh City Bypass are close by.

CLOSE TO A1 AND THE EDINBURGH CITY BYPASS.

FORT KINNAIRD IS HOME TO 75 RETAIL STORES.







TERMS

The unit is available on a Full Repairing and Insuring basis and for a term to be agreed. For further information please contact the agents noted below.

SERVICE CHARGE

A service charge for the common maintenance and management of the estate will apply.

RATEABLE VALUE

The unit has yet to be assessed for rating purposes. Subject to confirmation from the Assessors, the new occupier of this unit will be entitled to 12 months' rates free as this is a new development.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is A+ and a copy of the certificate is available on request.

ANTI-MONEY LAUNDERING

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying the landlords (and advisors) requirements in relation to Anti-Money Laundering Regulations.

VIEWING AND FURTHER INFORMATION BY CONTACTING:

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