DUE TO THE RELOCATION OF MGM TIMBER

UNIT 5
FORT KINNAIRD TRADE PARK
EDINBURGH

TO LET

PRIME TRADE/INDUSTRIAL PREMISES

- 944 SQ.M (10,164 SQ FT)
- 2 UNITS OF 472 SQ M (5,082 SQ FT)
- RENT: ON APPLICATION

Extensive Refurbishment Planned



William Wilson · Wholesale Domestic Bathrooms · TOOLSTATION · Topps Tiles · SCREWFIX · Majestic

74 NEWCRAIGHALL ROAD | EDINBURGH | EH15 3HS

LOCATION

FIND ON GOOGLE

FORT KINNAIRD RETAIL PARK, THE LARGEST RETAIL PARK IN SCOTLAND AND THE SECOND LARGEST IN THE UK

Fort Kinnaird Trade Park is situated on the south side of Newcraighall Road, in amongst Fort Kinnaird Retail Park which is the largest retail park in Scotland, the second largest in the UK. There is a total of 75 retail outlets which include M&S, Boots, Argos, Clarks, Costa, JD Sports, McDonalds, Mountain Warehouse, Next, Subway and Sports Direct to name only a few.

Within Fort Kinnaird Trade Park occupiers include: Topps Tiles, Majestic Wine, MGM Timber, Tool Station, Wholesale Domestic Bathrooms and William Wilson. Also close by are a number of car retailers including the new Jaguar / Land Rover, Porsche, Mercedes, VW, Ferrari and Lamborghini car franchises.

This estate is situated on the south east side of Edinburgh, within 15 minutes' drive of the city centre, adjacent to the A1 and the Edinburgh City Bypass.





FRONT ELEVATION



ADJOINING OCCUPIERS



DESCRIPTION

The unit provides a prominent trade premises looking directly onto Newcraighall Road. The unit is mid-terraced and of steel frame construction with a glazed pedestrian access and a loading door to the rear. The minimum eaves height is 6m and there is plenty of car parking to the front and further car parking or circulation space for vehicles at the rear.

An extensive refurbishment of the building is planned and the specification of the works can be provided on request.

ACCOMMODATION

We estimate gross internal area of this unit to be 10,164 sq ft (944 sq m). The accommodation could be divided into two units of 5,082 sq ft (472 sq m).



TERMS

Following refurbishment this premises is available to lease on a new full repairing and insuring basis. Further details on the entry date available, lease length and rent required is available on request by contacting the marketing agents noted below.

RATEABLE VALUE

An indication of the likely rateable value is available on request.

EPC

A copy of the Energy Performance Certificate is also available on request.

SERVICE CHARGE & VAT

A service charge for the common maintenance and management of the estate will apply and VAT will be chargeable on all costs associated with this property.

VIEWING & FURTHER INFORMATION

Viewing of this property is only available on an accompanied basis and by prior agreement with the marketing agents.

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CBRE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given 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 Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. **Designed by thefifthhouse.co.uk**

