

To Let

A1 Industrial Estate offers 5,048 - 12,948 sq ft of high-quality trade counter / industrial accomodation.

- Steel portal frame construction with insulated steel cladding
- 6.5m to underside of haunch steel frame
- Reinforced concrete floor slab with power-floated finish
- Tarmac service yard
- Aluminium double glazed window units on the front elevation
- Gas supply to the front
- 4m x 5m insulated overhead electrically operated production doors

Unit 12, A1 Industrial Park

Sir Harry Lauder Road, Edinburgh, EH15 2QA

8,868 sq ft

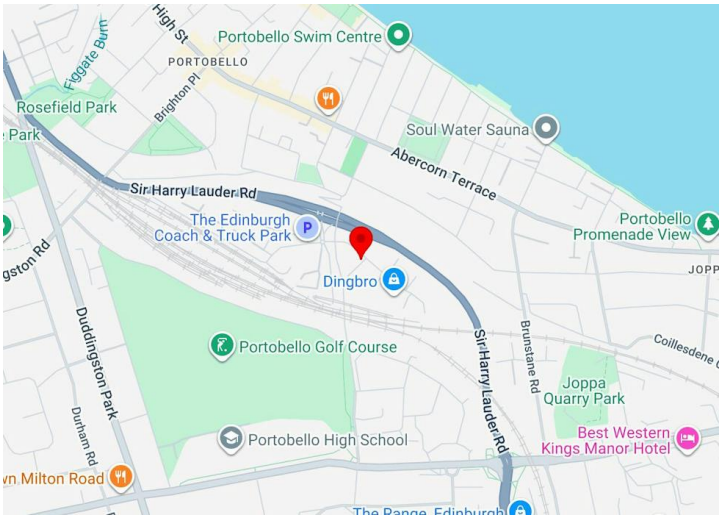
823.86 sq m

Reference: #426544

Unit 12, A1 Industrial Park

Sir Harry Lauder Road, Edinburgh, EH15 2QA





Summary

Available Size	8,868 sq ft / 823.86 sq m
Rent	Rent on application
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

A1 Industrial Estate offers a modern unit within a well-established industrial/trade counter location. The property is part of modern terraced units situated in a well-landscaped estate.

The properties comprises of a trade counter/industrial units constructed with a steel portal frame and concrete floor, finished with insulated metal profile cladding. Ample roof lighting provides excellent natural light throughout. The units include allocated parking at the front as well as goods loading, with an electric roller shutter door (measuring 4 by 5 metres). The minimum eaves height is approximately 6.5m. The units also features WC facilities.

Location

ituated immediately off Sir Harry Lauder Road, A1 Industrial Park offers a high-quality industrial/trade unit in a strategic position to the east of Edinburgh city centre.

The estate benefits from excellent transport links, providing direct access to the A1 and Edinburgh city bypass, with swift connections to Leith and the city centre.

Current occupiers include Dingbro, Travis Perkins, Euro Car Parts, Eurocell, PDM and Atom Supplies.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 12	8,868	823.86	Available
Total	**8,868**	**823.86**	

Olivia Gizzi
+44 7840 721886
olivia.gizzi@jll.com

Rhys Davies
0131 243 2225 | 07809 231455
rhys.davies@jll.com

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