

# DM HALL

## To Let

### Industrial

Unit 2d, R6  
Industrial Estate,  
Newbridge,  
EH28 8LH



317 SQ M  
3,411 SQ FT

# Property Details

- LED Lighting
- Electrically operated roller shutter loading door
- Minimum eaves height 5.45m rising to 8.45m at apex
- Communal loading yard and dedicated parking

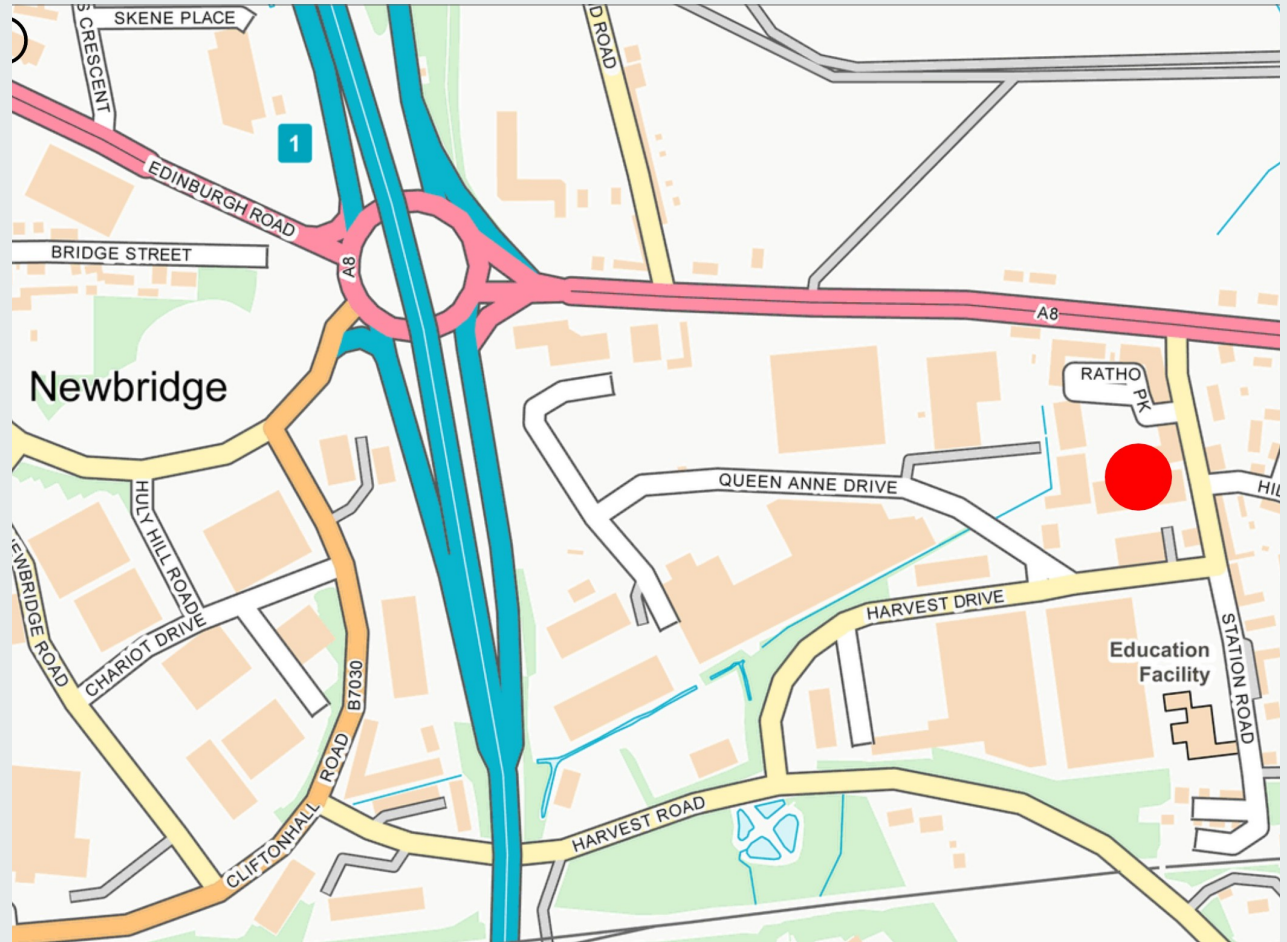
## LOCATION:

The subjects are located at the eastern end of Queen Anne Drive, close to its junction with Station Road. Nearby occupiers include Roadsurfer Campervan Hire, Edinburgh City Private Hire and Flexistore.

## DESCRIPTION:

The subjects comprise a mid terraced industrial unit of steel framed construction benefitting from the following:

- 3 phase power supply
- Electrically operated roller shutter loading door measuring approx 4.00m wide x 4.07m high
- LED lighting
- Wheelchair accessible toilet
- Security alarm system
- Minimum eaves height of 5.45m rising to 8.45m at apex
- Large communal loading yard
- Dedicated parking



# Property Details

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

	SQ M	SQ FT
Warehouse	317	3,411

## ENERGY PERFORMANCE:

The subjects have an Energy Performance Certificate (EPC) rating of B (19) A copy of the EPC for the subjects is available upon request.

## NON DOMESTIC RATES:

The ingoing tenant will responsible for all non domestic rates pertaining to the subjects. Further information is available from the Scottish Assessors' Association website [www.saa.gov.uk](http://www.saa.gov.uk)



## PROPOSAL:

The subjects are held on a lease expiring in November 2031 with a tenant only break option effective in November 2026. Our client is seeking to sublet or assign their leasehold interest in the property. The passing rent is £31,300 per annum.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

VAT is chargeable on the rent.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents.

## Make an enquiry

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