

TO LET – EASTFIELD INDUSTRIAL ESTATE, PENICUIK, EH26 8EZ



HIGH QUALITY REFURBISHED INDUSTRIAL & OFFICE ACCOMMODATION
FLEXIBLE UNIT SIZES – UP TO 35,000 SQ FT IN TOTAL
AVAILABLE FOR IMMEDIATE OCCUPATION – ATTRACTIVE TERMS

Description

The property comprises a recently refurbished 2-bay manufacturing/distribution facility with 2-storey offices adjoining and extensive external storage, yard and car parking areas. The total site area is 3.48 acres or thereby.

The high bay warehouse is of steel frame construction and has a minimum eaves height of 8.3m. There is a single vehicle access door with canopy (door size 4.5 x 5m). Lighting is provided by fluorescent fitments which are supplemented by translucent panels in the roof cladding which provides a good level of natural lighting. The wall and roof cladding is insulated.

The production bay adjoins the main high bay warehouse and has a minimum eaves height of 5.74m. There is also a single vehicle access door into this accommodation and lighting is provided. The wall and roof cladding is again insulated.

The office accommodation is arranged over 2 floors, is freshly decorated, provides good quality open plan accommodation and has a separate entrance and reception area. The suspended ceiling panels incorporate strip lighting and gas heating is provided on both floors. The offices benefit from separate toilet facilities and all windows are double glazed.

The subjects are offered in their entirety and would make for an excellent Headquarters style facility but subdivision of the accommodation is possible and further information can be provided on request.

Accommodation

The gross internal area of the accommodation is as follows:

Accommodation	SQ M	SQ FT
High Bay Warehouse	1,884.66	20,286.48
Production	800.88	8,620.60
2-Storey Offices	623	6,706.80
TOTAL	3,308.5	35,613.80

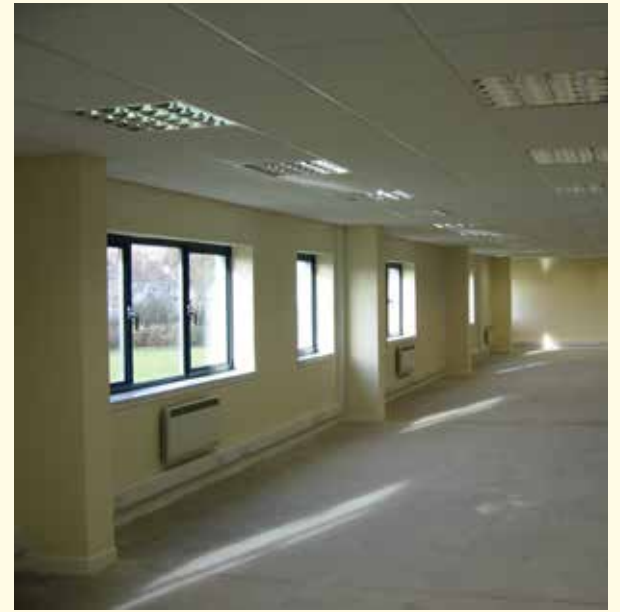


Location

Eastfield Industrial Estate is situated very close to the town centre of Penicuik and also has direct access to the A701. The A701 provides excellent access to the south, the City of Edinburgh Bypass and in turn the heart of the Scottish motorway network. The subjects lie within a mixed use area of Penicuik, surrounded by a mix of commercial and residential uses.

Other occupiers in the immediate area include a Tesco Supermarket, Screwfix, Kwik Fit, Howdens, Grahams, Beatsons Building Supplies Ltd, A F Noble & Sons Subaru and Store Zone.





Lease Terms

The property is available to lease on Full Repairing and Insuring terms. Attractive rental terms can be provided on request to suit occupiers requirements. For further information please contact the sole letting agent.

Business Rates

We have been informed by the Local Assessors Department that the property is currently assessed for rating purposes as follows:

RV - £136,750

EPC Rating

We are advised that the property has an EPC rating of D and a copy of the Energy Performance Certificate is available upon request.

Legal costs

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

VAT

The property is elected for VAT therefore VAT will be payable.



Viewing and further information

Strictly by appointment through the sole marketing agent:

Coates & Co
Property Consultants and Chartered Surveyors

0131 225 8181
www.coatesandco.net

Coates & Co
37 ONE, 37 George Street
Edinburgh EH2 2HN

Mark Dawson
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