

TO LET

INDUSTRIAL PREMISES WITH SECURE YARD

Located in Cannonmills on the edge of
the New Town

Offers over £60,000 per annum

Premises extend to 456.82 SQM
(4,917 SQFT)

Rarely available industrial unit located in
city centre

4,000 sqft secure hard-standing yard

Suitable for a variety of uses subject to
the appropriate planning consents



WHAT 3 WORDS



26 DUNEDIN STREET, EDINBURGH, EH7 4JG

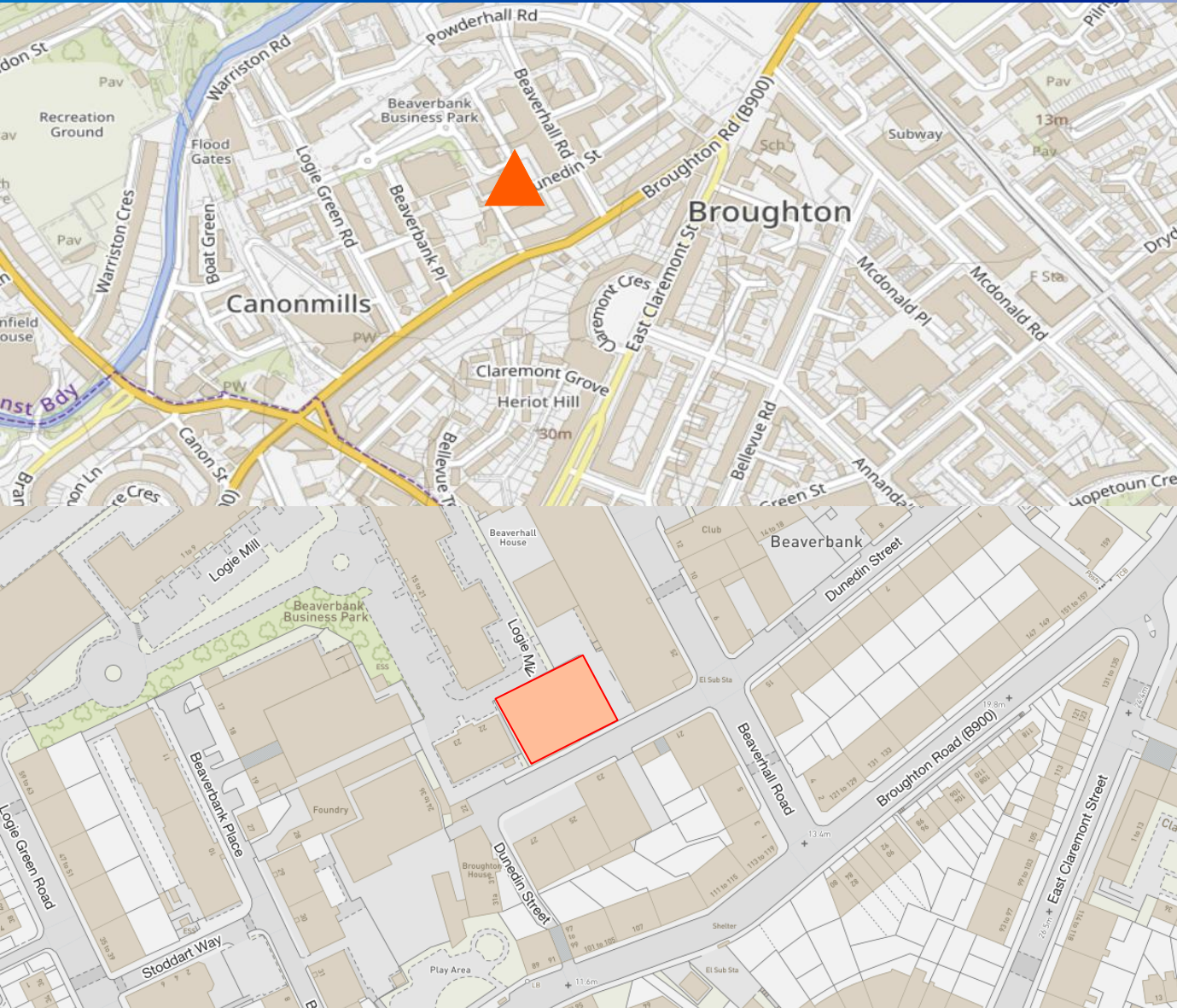
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Location

26 DUNEDIN STREET, EDINBURGH, EH7 4JG



Location

Situated on the south side of Dunedin Street in the established Bonnington district of Edinburgh, the subjects lie approximately 1.5 miles northeast of the city centre.

Positioned within the popular Canonmills area, on the edge of the prestigious New Town, the location is home to a vibrant mix of commercial and residential occupiers, including industrial units, office accommodation, and residential homes. The property benefits from a prime central industrial position, widely regarded as one of the most accessible and sought-after in the city. Excellent connectivity is provided, with vehicular access via Beaverhall Road and additional pedestrian access from Broughton Road.

The surrounding area continues to evolve, with significant mixed-use redevelopment proposals nearby, set to further enhance the appeal of the location, creating a dynamic and thriving urban environment.

Rarely Available Industrial Premises In Edinburgh City Centre



GOOGLE MAPS



Description

26 DUNEDIN STREET, EDINBURGH, EH7 4JG



Description

The property comprises a detached industrial unit constructed with a steel portal frame, clad in profile metal sheeting, and covered by a pitched roof incorporating translucent light panels. The warehouse benefits from two access points via electric roller shutter doors. The internal apex height is approximately 8 metres, with an eaves height of 4.75 metres. Each shutter door measures 4m x 4m.

Externally, the property features a secure concrete yard extending to approximately 4,000 sq ft enclosed by steel perimeter fencing.

Accommodation

Accommodation	SQM	SQFT
Ground Floor	456.82	4,917
Total	456.82	4,917

The areas above have been provided on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition) and are subject to site measurements.



Price

Offers over £60,000 per annum are invited for the leasehold interest.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £35,400.

Please note that a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **April 2026**

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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