

# LEASE AVAILABLE

## Industrial Premises

Located in Stenhouse Mill Wynd  
Industrial Estate

Passing rent £34,500 per annum

Rarely available leasehold  
opportunity in West Edinburgh

Lease expiry May 2029

Premises extend to 268.12 sqm  
(2,886sqft)

Electric roller shutter vehicular  
access

Efficient transport links across the  
central belt



UNIT 28 STENHOUSE MILL WYND, EDINBURGH, EH11 3XX

CONTACT: **Emily Anderson** emily.anderson@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**  
**Hannah Barnett** hannah.barnett@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**

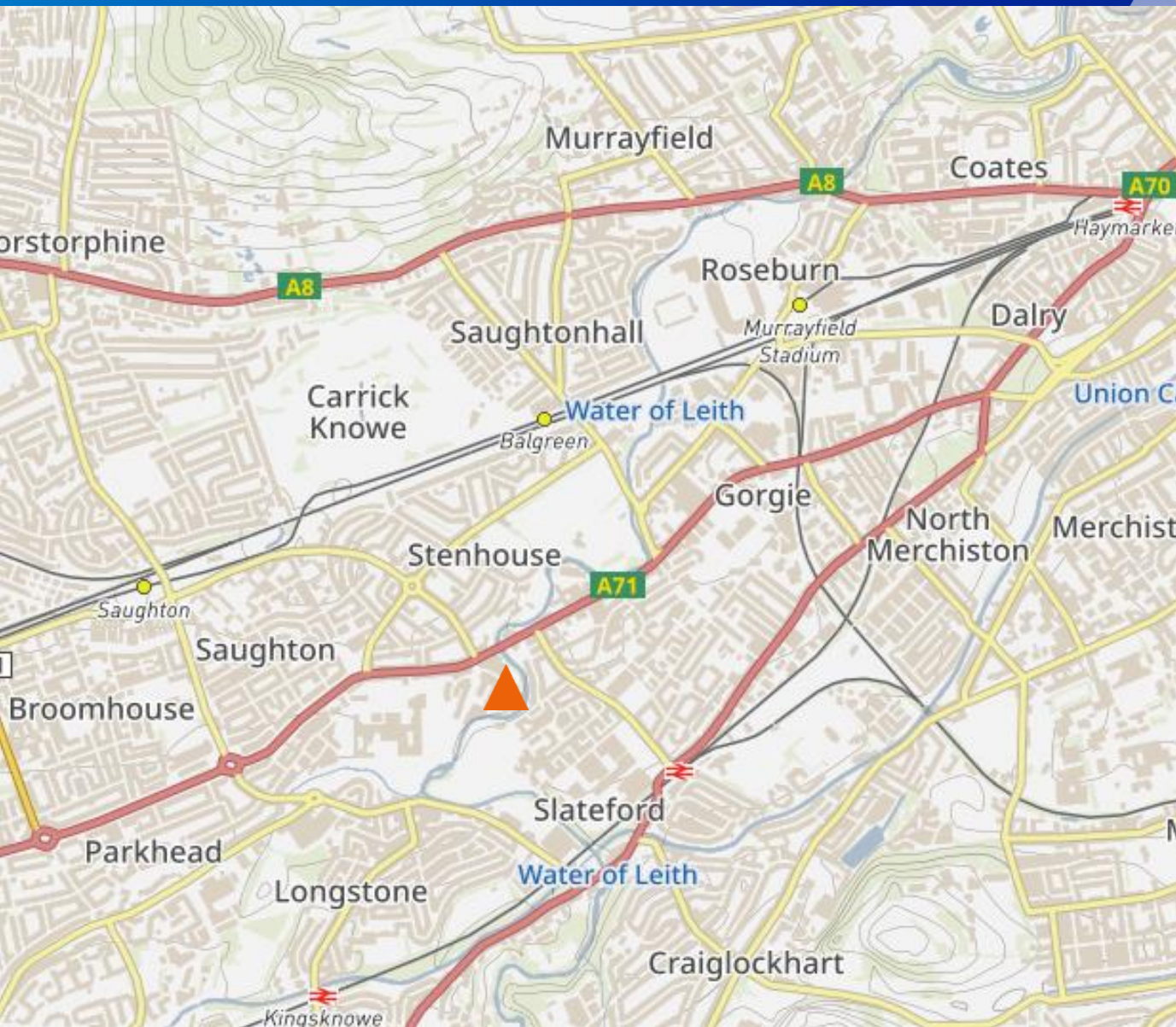






# Location

UNIT 28 STENHOUSE MILL WYND, EDINBURGH, EH11 3XX



## Location

The subjects are situated within Stenhouse Mill Wynd Industrial Estate in the Chesser district of Edinburgh. The property is located approximately 2.5 miles west from Edinburgh city centre and 2.5 miles east of the Edinburgh City Bypass (A720). The property benefits from an efficient transport link into the city centre via Gorgie Road (A71). Additionally, the occupier would benefit from easy access across the central belt via the bypass onto the M8, connecting Edinburgh to the West Lothian towns and Glasgow.

The established industrial location is home to a mix of local and national occupiers such as Fireplace Factory Outlet, Rexel UK Ltd, Richmond's Plumbing, St Andrews Timber and Builders Supplies and Heating Merchants and CTD Tiles Ltd.



**Industrial premises within  
West Edinburgh**



FIND ON GOOGLE MAPS





# Description

UNIT 28 STENHOUSE MILL WYND , EDINBURGH, EH11 3XX



## Description

The subjects comprise an industrial warehouse premises of part steel portal frame, part brick construction with overlaid profile cladding, surmounted under a pitched and part profile clad roof. There is an electric roller shutter door which provides vehicular access & pedestrians can access the premises via a separate entrance point.

Internally, the accommodation comprises an open plan warehouse space with a tea preparation area and wc facilities. The premises benefits from integrated translucent panels which flood the space with natural daylight & there is a secure yard suitable for storage to the west elevation. This is a rarely available central leasehold opportunity in West Edinburgh

## Accommodation

| Description  | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground Floor | 268.12         | 2,886           |
|              |                |                 |
| <b>TOTAL</b> | <b>268.12</b>  | <b>2,886</b>    |

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Lease Terms

The subjects are held on a full repairing and insuring basis, with the lease expiring 16<sup>th</sup> May 2029. The rent shall be paid quarterly in advance.

## Rent

Passing rent £34,500 per annum.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £22,900 resulting in net annual payable rates of approximately £11,404.

Please note, 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

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of 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.



## Get in Touch

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



**Emily Anderson**

[Emily.anderson@shepherd.co.uk](mailto:Emily.anderson@shepherd.co.uk)



**Hannah Barnett**

[Hannah.barnett@shepherd.co.uk](mailto:Hannah.barnett@shepherd.co.uk)

**Shepherd Chartered Surveyors**

12 Atholl Crescent, Edinburgh, EH3 8HA

t: 0131 225 1234



## 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.

[shepherd.co.uk](https://www.shepherd.co.uk)

