

# TO LET

Modern Industrial Units

## PRESTONFIELD PARK

INDUSTRIAL  
ESTATE

- Unit 2 - 302 sq m (3,252 sq ft)
- Unit 3 - 457 sq m (4,920 sq ft)
- Available together or separately
- Central location near Edinburgh City Centre



BLOCK F, UNITS 2-3 KINGS HAUGH | EDINBURGH | EH16 5UY



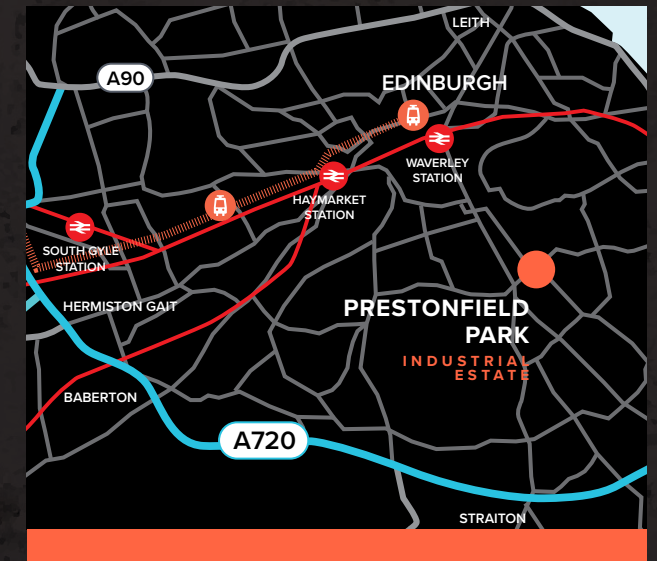


## LOCATION

The premises are located within Prestonfield Park Industrial Estate, approximately 2 miles to the south east of Edinburgh City Centre. The estate is situated immediately adjacent to Peffermill Industrial Estate at the end of Kings Haugh.

Prestonfield Park is one of Edinburgh's most central industrial locations and also offers convenient access to the City Bypass (A720) which connects to the M8 at Hermiston Gait and in turn links to the M9 and the rest of the Scottish Motorway Network.

The estate is a long established and popular business location which is home to a variety of nationwide trade counter occupiers including Howdens, City Plumbing, City Electrical Factors, St Andrew's Timber Supplies, Bonner, Graham Plumbers Merchant and Laurence McIntosh.



## BLOCK F UNITS 2 & 3





## DESCRIPTION

The premises comprise a modern terrace of industrial units of steel frame construction with insulated steel clad walls and roofs.

Units 2 and 3 benefit from the following specification:

- Minimum eaves height of 6 metres rising to 7.5 metres
- Electrically operated sectional shutter doors
- Excellent natural daylight via translucent roof panels
- Sodium lighting
- Three phase electrical supply
- WC facilities

Externally there is ample communal yard and car parking spaces.

## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measurement Practice (6th Edition) to provide the following Gross Internal Area:

	S Q M	S Q F T
Unit 2	302	3,252
Unit 3	457	4,920
TOTAL	759	8,172



# BLOCK F

## UNITS 2 & 3



View on Google Maps

### BUSINESS RATES

We are advised by the Scottish Assessor's Association that Unit 2 has a Rateable Value of £22,000 with rates payable (2024/25) of c. £11,000 per annum and Unit 3 has a Rateable Value of £37,200 with rates payable (2024/25) of c. £18,300 per annum. Interested parties are advised to make their own enquiries.

### TERMS

Units 2 and 3 are available to lease together or separately. Please contact the joint letting agents to confirm quoting rents and lease lengths.

### VAT

All prices are quoted exclusive of VAT.

### LEGAL COSTS

Each party will be responsible for their own legal costs. In the normal manner the incoming tenant will be responsible for any LBTT and registration dues.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC 'C' rating.

### FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:-

Cameron Whyte  
07789003148  
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