



Minimum eaves height
of 4m at rear



Integral
Office Space



4m (high) x 3m (wide)
sectional loading doors



Dedicated on site
car parking

LAST AVAILABLE UNIT



UNIT 2, TURNHOUSE COURT

BROWNRIGG YARDS | NEWBRIDGE | EDINBURGH | EH28 8TQ

TO LET

**4,175 SQ FT (388 SQ M)
INDUSTRIAL / TRADE UNIT**

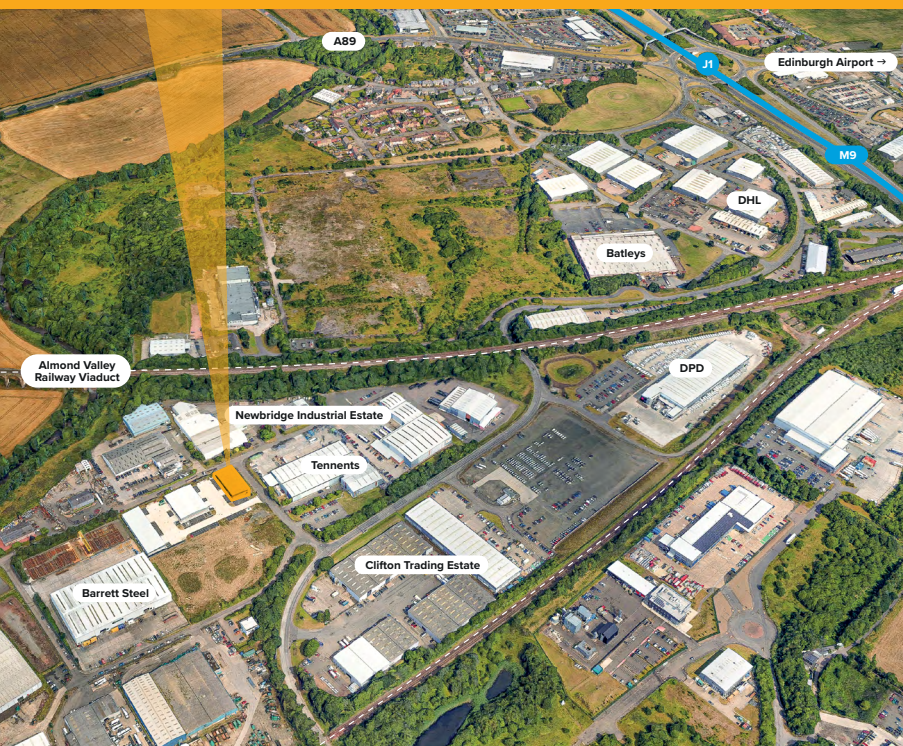
LOCATION

Turnhouse Court sits within a well-established industrial and distribution area, and is accessed off Brownrigg Road, from Cliftonhall Road. The estate is situated within the heart of Newbridge, providing ease of access to the main interchange network connecting the M8 and M9 motorways.

Newbridge lies approximately 8 miles west of Edinburgh City Centre and 35 miles east of Glasgow.

Occupiers within the immediate vicinity include Batleys, DPD, Scotmid and Tennent Calzedonian.

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DESCRIPTION

Turnhouse Court is a new industrial development covering 29,044 sq ft. The estate provides 14 individual units, arranged in 3 separate terraced blocks. Unit 2 is a large semi-detached unit measuring 4,175 sq ft which would be ideal for a variety of uses, including trade operators, distribution, and manufacturing.

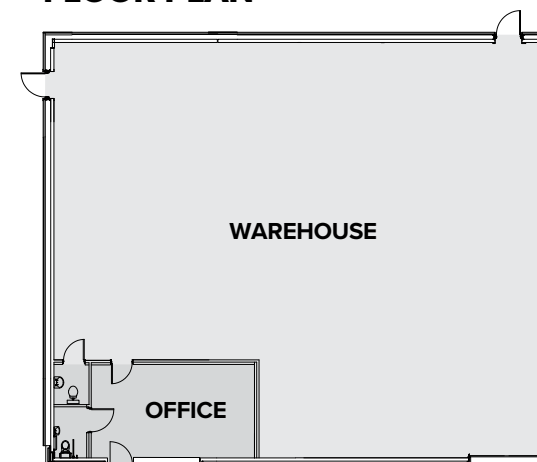
The units have been constructed to a high specification and benefit from internal office space with a high level of glazing to improve natural lighting levels internally.

Externally the units have dedicated parking to the front and access to a considerable number of communal spaces as well as good circulation space.

TERMS / RENTS & OTHER CHARGES

The unit is available on a flexible lease for a term to be agreed. Details of the rent and other charges are available on request from the joint letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

FLOOR PLAN



VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact one of the letting agents.

EPC

The EPC rating for Unit 2 is B29. A copy of the certificate is available upon request.



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