



# TO LET MODERN DISTRIBUTION PREMISES WITH LARGE SECURE YARD

UNIT 1 EDINBURGH DISTRIBUTION PARK /  
(UNIT 9A) NEWBRIDGE INDUSTRIAL ESTATE  
NEWBRIDGE EH28 8PJ

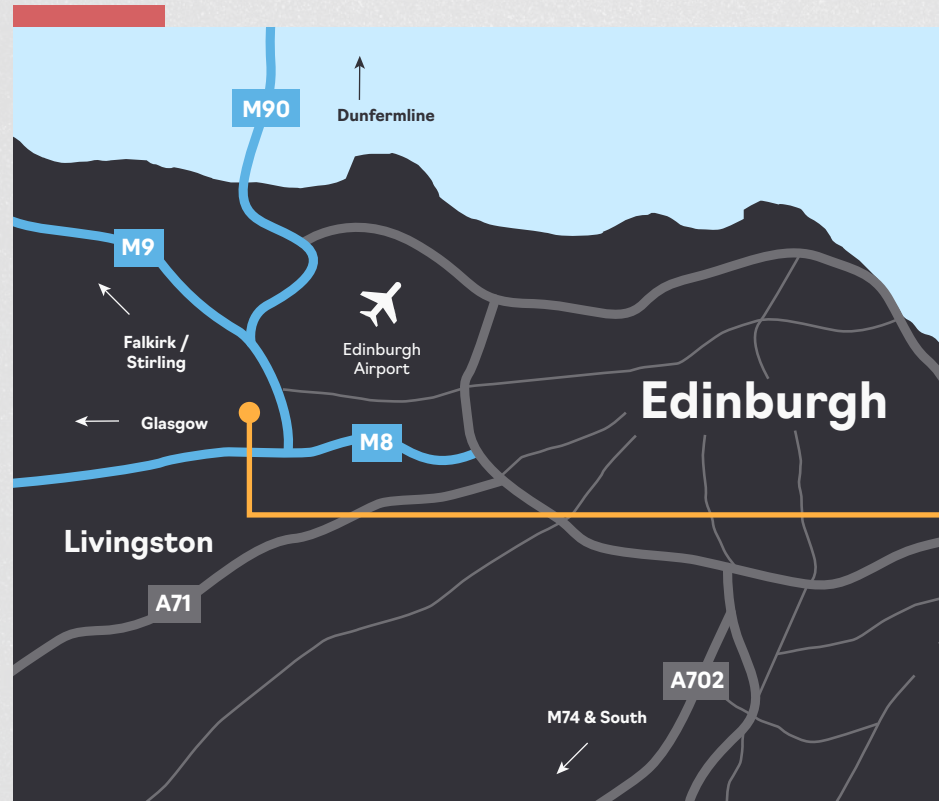
50,584 sq ft (4,727.92 sq m) unit on site area of 3.79 acres

Conveniently situated to provide ease of access to Scotland's principal motorway networks

# LOCATION

The subject premises are located within Edinburgh Distribution Park located off Cliftonhall Road, Newbridge.

Newbridge itself is located approximately 8 miles west of Edinburgh city centre and 2 miles west of Edinburgh Airport. Newbridge Industrial Estate is a well-established business location and lies within close proximity to Newbridge Roundabout which in turn serves central Scotland's motorway network with direct access onto the M8 and M9 motorways which in turn connects to the A8 Glasgow Road and A720 Edinburgh City Bypass.



The surrounding area is predominantly industrial with a selection of occupiers lying within the immediate vicinity to include:





The premises comprise a stand-alone industrial/distribution premises with offices. The premises are of steel portal frame construction with a portal floor with breeze block to dado level surmounted by insulated profile sheeting under a pitched insulated roof. Lighting is via LED fittings supplemented by a high level of natural daylight through the translucent roof panels.

# DESCRIPTION

More specifically the premises internally are arranged over two inter-connected principle sections. There is office accommodation, toilets and changing areas on the ground floor with more recently formed office accommodation, boardroom, kitchen / canteen over mezzanine level. The mezzanine accommodation can be accessed from one of two staircases plus lift access.

The minimum eaves height is 6.50m rising to a clear height of 8m. Furthermore, the premises are served by mains gas, drainage, water and electricity.

Commercial access to the property is via 4 ground level access doors and 7 dock level access doors. A steel framed loading canopy has also been erected at the western elevation of the north-most warehouse. Pedestrian access is also provided.

The entire site, measuring c. 3.79 acres is secured by a palisade fence. In addition there is a large concrete yard and car parking for in excess of 88 vehicles.



# ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the Gross Internal Area to be:

Warehouse	46,185 sq ft	(4,292.29 sq m)
Ground Floor Offices / Welfare	2,355 sq ft	(218.87 sq m)
Mezzanine Offices / Staff	2,314 sq ft	(216.76 sq m)
Total	50,854 sq ft	(4,727.92 sq m)



## TERMS

The premises are held by our client on a 10 year FRI Lease that expires on 17th February 2030.

The passing rent is £426,500 per annum exclusive of VAT effective set at rent review in February 2025.

Our client seeking to assign their lease, though may consider sub-leasing.

## BUSINESS RATES

Rateable Value: £297,000  
Payable: £166,023

## LEGAL COSTS

Each party will be responsible for their own legal costs. In the usual manner the tenant will be responsible for stamp duty, LBTT etc.



## VAT

All rents and costs associated with this transaction will be subject to VAT.

## ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of B. A copy of the energy performance certificate is available upon request.

## DATE OF ENTRY

By arrangement.

## 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.

## FURTHER INFORMATION

For further information or to arrange a viewing, contact:



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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change out with our control; we will inform enquirers of any changes at the earliest opportunity. February 2026