



ime Property Agents
Ltd
12 Home Street
Edinburgh

Lease Disposal
£18,000 Per Annum

Unit 8 Swanfield Ind, Edinburgh EH6 5RX

Class 5 - General Industrial

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Location

The subjects are located at Unit 8 Swanfield, Edinburgh, within an established industrial estate in Leith to the north-east of Edinburgh city centre. The property occupies a convenient position close to Bonnington Road and Great Junction Street, surrounded by a mix of industrial, trade and commercial occupiers. Swanfield is well served by local road and public transport connections, providing convenient access to Leith, Edinburgh city centre and the wider road network. Vehicular access is available from Bonnington Road, while nearby Great Junction Street and Newhaven Road connect the estate with principal routes across north Edinburgh and the surrounding commercial districts.

Description

The property comprises a substantial light industrial unit extending to approximately 1,184 sq ft and offering practical, versatile accommodation suitable for a range of Class 5 activities. The premises provide flexible workshop, production and storage space, creating a functional working environment for an occupier requiring accessible industrial yet flexible accommodation in an established Leith location.

Accommodation

According to our recent measurement survey, the subjects comprise of the following approximate net internal area:

Ground and Basement floors:

Total 110 Sq m 1184 Sq ft)

Rent

The rent is £18,000 per annum plus VAT on Full Repairing and Insuring (FRI). There are 6 years left on the current lease.

EPC

The Energy Performance Certificate (EPC) is currently at a C but has potential to progress to a B.

Utilities

The property is served by mains water, gas and electricity, electricity is metered and the gas and water may require

Rent / Sale price

The rent is £18,000 per annum plus VAT on Full Repairing and Insuring (FRI). There are 6 years left on the current lease. Or a Sub-Lease is available for £25,200 per annum with a substantial deposit for a good convenience.

Premium

£30,000 premium is sought to take the property and the lease as it is.

Rateable Value

This property's current rateable value is £9,100. The uniform business rate for the current year is £0.49 pence in the pound (as of April 2026).

Entry

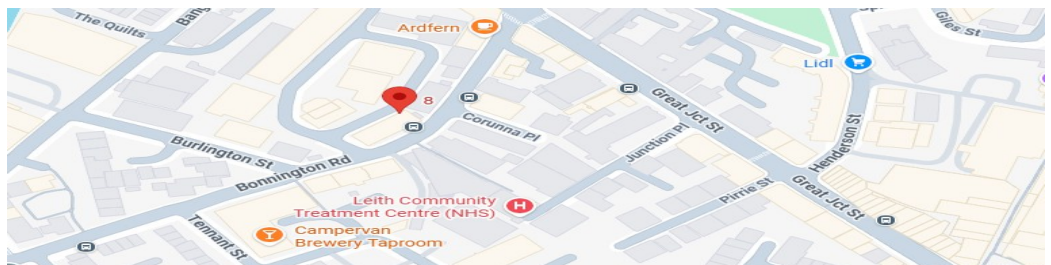
Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation, and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

By appointment through the sole letting agent, ime property agents.



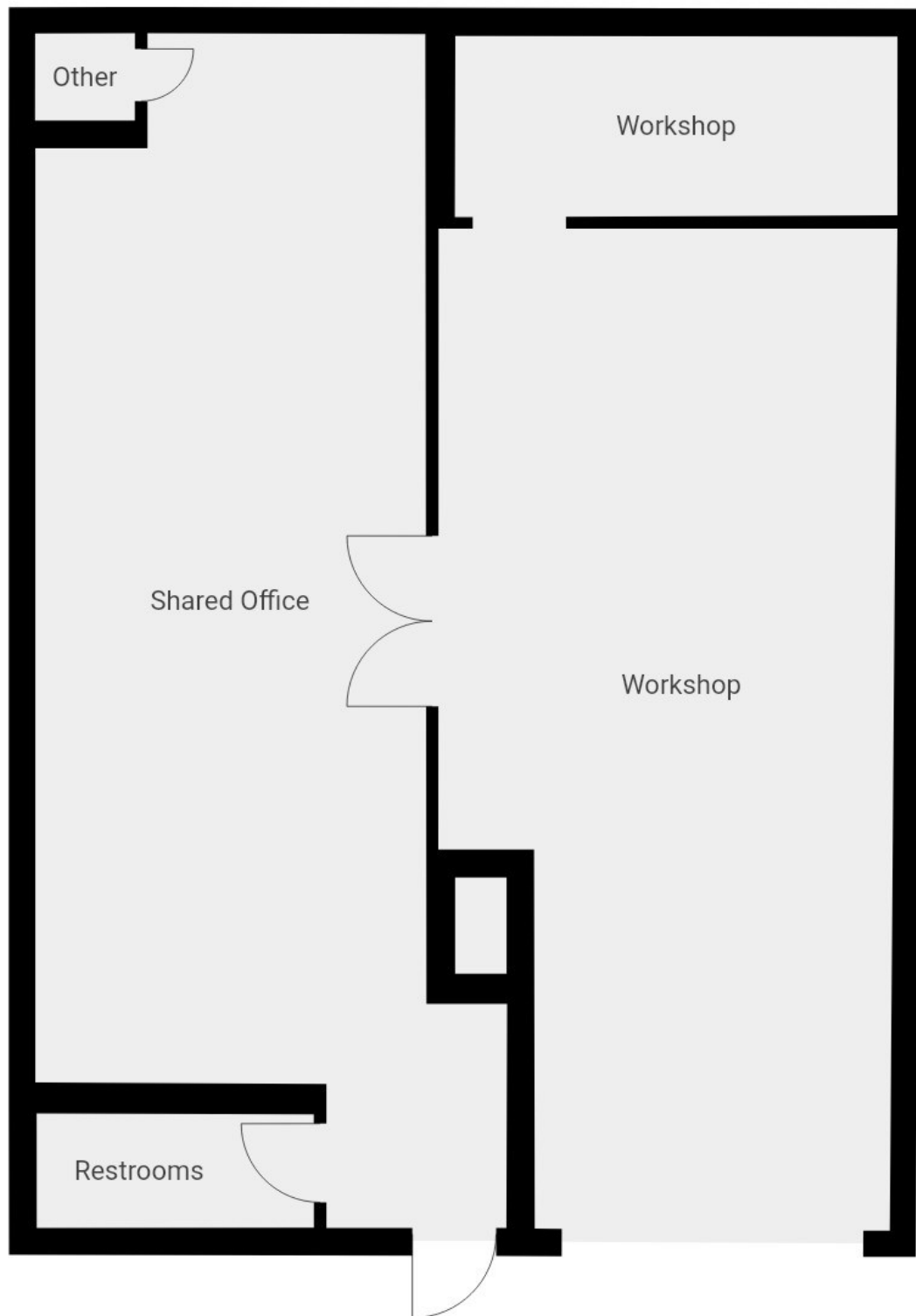
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