

TO LET

Modern Industrial Unit
With Secure Yard

PRESTONFIELD PARK INDUSTRIAL ESTATE

- 608 sq m (6,548 sq ft)
- Stand-alone building
- Central location near Edinburgh City centre
- Existing quality office space with natural daylight
- Benefits from EV car charging points



UNIT 22-24 KING'S 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.



**UNIT
22-24**



DESCRIPTION

The premises comprise a modern stand-alone industrial unit which benefits from a secure yard and prominent location within the estate.

The property is of steel frame construction with insulated steel clad walls and roof. Internally the property benefits from a minimum eaves height of 5.2 metres rising to 6.4 metres along with the following:

- Offices and meeting rooms arranged over storeys
- Electrically operated vehicular access door
- Translucent roof panels
- Fluorescent strip lighting
- Three phase electrical supply
- Kitchen
- WC facilities
- EV car charging points

Externally the property benefits from a secure yard.

ACCOMMODATION

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

	SQ M	SQ FT
First Floor	58	625
Ground Floor	550	5,923
TOTAL	608	6,548



UNIT 22-24



View on Google Maps

BUSINESS RATES

We are advised by the Scottish Assessor's Association that the property has a Rateable Value of £41,800. This results in rates payable (2024/25) of approximately £20,500 per annum.

TERMS

The premises are available on a new lease for a period and rent to be agreed. Further information on lease terms are available from the joint letting agents.

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 ingoing tenant will be responsible for any LBTT and registration dues.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:-

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