

TO LET

Light Industrial Units (x3)

Tennant Street, Edinburgh, EH6 5ND

CLOSING DATE - FRIDAY 8th AUGUST 2025 AT 12 NOON



Location

Tennant Street is situated approximately two miles north of Edinburgh City Centre, within a busy industrial estate in the Leith area of Edinburgh. The road network servicing the estate provides easy access to the city centre and the main arterial routes, providing transport links to the Edinburgh City Bypass and the adjoining motorway networks. The property is a short distance from the busy commercial area of Leith Walk.

Description

The subject property comprises of a single-storey terraced workshop of steel framed construction incorporating cavity brick walls and pitched profiled metal sheeting to the roof sections. The estate is arranged in two terraced blocks with on-street car parking spaces provided to the front of the units and private parking areas to the gable elevations.

Access into these properties are provided by a manually operated roller shutter vehicle entrance and separate pedestrian entrance to the front elevation. Each unit provides a large clear workshop area with male / female WC and small office facilities to the front. The properties benefits from a minimum eaves height of 3.90m.

Accommodation

Three units are currently available within the estate. The NIA of each property extends to 204 sq m (2,200 sq ft).

Rateable Value

We have been verbally advised by Lothian Valuation Joint Board that the rateable value of the subject are as follows. Further details can be obtained from the Assessor on (0131) 344 2500 or alternatively www.saa.gov.uk.

18a Tennant Street	RV - £13,900
28 Tennant Street	RV - £14,200
32 Tennant Street	RV - £13,700

Planning

Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at planning@edinburgh.gov.uk.

Terms

The accommodation is offered on a full repairing and insuring basis (FRI) for a negotiable period of time. The Council will insure the property and the premium will be recoverable from the tenant. A service charge will be payable for upkeep of common services including landscaping in the wider estate.

Services

Mains drainage, water, electricity and gas are installed and all charges for such services will be the responsibility of the tenant.

Rent

Offers in excess of £15,100 per unit are invited - exclusive of VAT, rates and service charges.

Fees

In accordance with the standard practice, the incoming tenant will be responsible for the Council's reasonable legal fees and expenses in connection with the transaction as well as stamp duty, if applicable, and Registration dues. In addition, the tenant will be responsible for the Council's Corporate Property costs.

EPC

The properties are currently being assessed.

Viewing and Further Information

For further information or to arrange a viewing please contact either Andrew McCurrach on andrew.mccurrach@edinburgh.gov.uk

Details for submitting offers

- 1 Notes of interest should be registered with the Council's surveyor using the contact details above in order that interested parties may be advised of a closing date.
- 2 When a closing date is set all offers must be received by 12 noon on the closing date. The Council will not accept late offers under any circumstances.
- 3 Offers must be submitted using an Offer to Let Form (attached) and sent by email to commercial.property@edinburgh.gov.uk. The subject line of the email should state 'Closing Date Offer - Unit ?? Tennant Street' to ensure it is recorded as a formal offer. No emails will be read until the closing date has passed.
- 4 An email acknowledgement will be issued on receipt of the offer. You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date
- 5 Hand delivered offers and offers by post will not be accepted
- 6 The Council does not bind itself to accept the highest or any offer.
- 7 Prior to submitting an offer, you are strongly recommended to take appropriate professional advice.
- 8 The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.



You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181 and quote reference number 12-0913. ITS can also give information on community language translations. For additional copies in English, please phone 0131 316 5070.

These particulars do not form any part of any contract and none of the statements in them regarding the property is to be relied upon as a representation of fact.

Any intending purchaser must satisfy themselves by inspecting or otherwise, as to the correctness of each of the statements contained in these particulars.

In accordance with the terms of the Requirements of the Writing (Scotland) Act 1995, these particulars are neither intended to create nor be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of missives between respective solicitors.