

TO LET

Light Industrial Unit

Block 5 Unit 1 Peffermill industrial Estate, Edinburgh, EH16 5UY



Location

Peffermill Industrial Estate lies approximately 3 miles south of Edinburgh City Centre, close to Cameron Toll Shopping Centre. The road network serving the estate provides easy access to the city centre and the main arterial routes, mainly the A1, A68 and A7. Edinburgh City bypass is also easily accessible.

Description

The premises comprise an end terrace, open plan industrial unit with ancillary office space to the front. The property is of a steel frame construction with brickwork walls, profiled metal sheeting and a concrete floor. The property has a mono-pitched steel-clad roof with translucent roof panels.

The property is accessed via an electrically operated roller shutter door with separate pedestrian access also being provided. The property further benefits from 3 phase power supply and w/c facilities. The property is in a prominent location and benefits from ample car parking. The unit is currently configured for use as a storage warehouse with ample office accommodation.

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice and we have calculated the approximate Gross Internal Area to be 223 m² (2,400 ft²).

Rateable Value

We have been verbally advised by Lothian Valuation Joint Board that the rateable value of the subjects is £16,200.

Further details can be obtained from the Assessor on (0131) 344 2500 or alternatively www.saa.gov.uk.

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 £19,200 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 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 - Block 5 Unit 1 Peffermill Ind Estate' 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.

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.