

TO LET

Industrial Unit

31 West Bowling Green Street, Edinburgh, EH6 5NX

Approximate Gross Internal Area: 289.82 m² (3,120 sq.ft.)



Location

The subject property is located within Leith, approximately 1.5 miles north east of the city centre. The unit benefits from excellent access to Ferry Road (A902) which links up with the A90 (Forth Road Bridge) and the A8 to the Scottish motorway network. In addition, the property has close proximity to the A1, linking Edinburgh to the City Bypass and beyond. The property is situated a short distance from the corner of West Bowling Green Street and Anderson Street which can be accessed via Bonnington Road (B900) and Ferry Road (A902) respectively.

Description

The property comprises a single storey, standalone industrial unit within an established trading location. The subject property is primarily of brick construction which has been rendered externally with a pitched and clad roof. Internally, the unit is open plan with cellular stud partitioned workshop/ storage spaces and benefits from 3 phase power, toilet facilities, small office area. The property is secured by way of roller shutters and an intruder alarm system. The unit has strip lighting throughout and supplemented with translucent roof panels.



You can get this document on audio CD, in Braille, large print if you ask us. Please contact Interpretation and Translation Service (ITS) on its@edinburgh.gov.uk and quote reference 25-0871.



Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the Gross Internal Area as 289.82 m². (3,120 sq.ft).

Services

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

Planning

We understand the premises benefit from a Class 4 general industrial use as defined in the Town and Country Planning (Use Class) (Scotland) Order 1997. The maintenance, storage or servicing of vehicles will not be permitted.

Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Department 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.

Rateable Value

We understand that the subjects have a rateable value of £11,600 with effect from 1 April 2023. Further details on rateable value, rate poundage and rates relief can be found at www.saa.gov.uk or 0131 344 2500.

Terms

The property will be offered on a full repairing and insuring (FRI) basis for a negotiable period of time. The Council will insure the property, and the premium will be recovered from the tenant. The tenant will be responsible for contents and all other insurances.

Rent

Offers in excess of **£21,700** per annum (exclusive of VAT, rates, buildings insurance and service charge) are invited.

Energy Performance Certificate

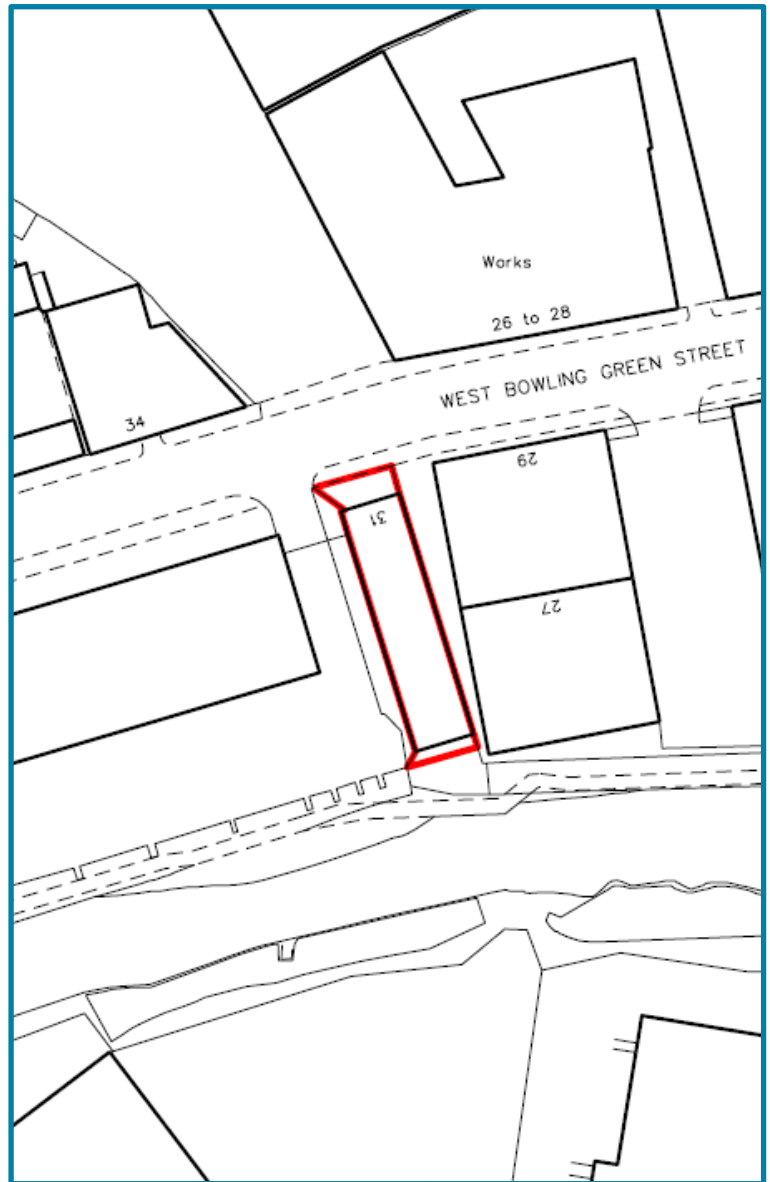
Currently under assessment and available upon request.

Viewing

The unit may be viewed by appointment with Greg Manson, Estates Surveyor who can be contacted on greg.manson@edinburgh.gov.uk or 07860920024.

Fees

Each party will be responsible for their own fees and expenses in connection with the transaction. The incoming tenant will be responsible for any Land and Buildings Transaction Tax and registration dues where applicable.





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 and sent by email to offers@edinburgh.gov.uk
The subject line of the email should state 'Closing Date Offer – 31 West Bowling Green 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.

IMPORTANT NOTICE: The City of Edinburgh Council (CEC) give notice that: 1. They are not in a position to give any warranties in relation to the property either here or elsewhere. CEC assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and The City of Edinburgh Council have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. *Date of publication April 2026.*