

TO LET

WORKSHOP UNIT



- Excellent road access to Edinburgh and the North
- Suitable for a range of uses
- Flexible terms available
- Available with immediate entry

CRAMOND BRIG STEADING

EDINBURGH

EH4 6DX

Galbraith

galbraithgroup.com

0131 240 6960

LOCATION

Cramond Brig Steading is situated on the south side of Queensferry Road, to the north west of Edinburgh city centre on Cramond Brig and is part of Rosebery Estate. The property is conveniently accessed from Queensferry Road and lies adjacent to the Miller and Carter Steakhouse.

The subjects are readily accessible to the city centre and offers easy access to north, west, and south Scotland via the A90, A8, and the A720 Edinburgh city bypass respectively.

DESCRIPTION

The premises comprise a workshop / business unit with stone elevations and a pitched corrugated sheet roof with translucent panels providing excellent natural lighting.

Internally, the premises provide open accommodation. The property is lit by strip panel lighting and benefits from 3 phase power. The unit has wooden flooring which may limit its load bearing capacity.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following net internal areas:

	SQ FT	SQ M
Accommodation	1,102	102.38

LEASE

Units are available on Full Repairing and Insuring terms. Details on rental are available on request. Flexible lease lengths are available.

RENT

The rent is available upon request. Incentives may be available, dependent upon the lease term and covenant of the incoming tenant.

RATES

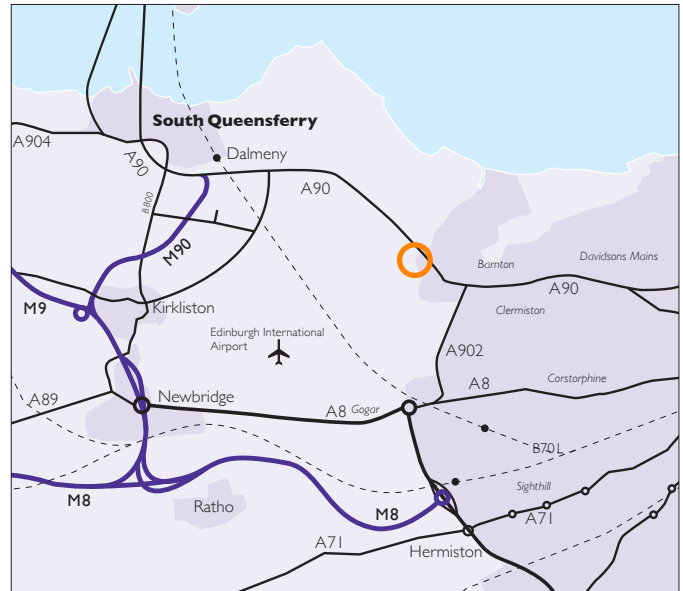
The property has not been assessed by the Lothian Valuation Joint Board and required assessment. However, we are of the opinion potential tenants may be eligible for rates relief under the Small Business Bonus Scheme and interested parties are advised to make their own enquiries with the Lothian Valuation Joint Board on 0131 344 2500.

ENERGY PERFORMANCE CERTIFICATE

The EPC certificate is available upon request.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred and the incoming tenant to be responsible for Land and Buildings Transaction Tax, administration dues etc. Our client uses a standard lease document for the entire estate which should minimise legal costs for incoming tenants.



VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

ENTRY

To be mutually agreed.

VIEWING AND FURTHER INFORMATION

Interested parties are advised to note interest with the letting agents. Viewings are by appointment only.

For additional information please contact:

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

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Date of publication: April 2021