

UNITS 1&2

AT INDUSTRIAL PARK

SIR HARRY
LAUDER ROAD
EDINBURGH
EH15 2QA

TO LET

Modern Industrial /
Trade Counter Premises
4,961 - 10,009 sq ft

HIGHLIGHTS

2 x units available together or
separately

Well established
industrial / trade location

Convenient access to Edinburgh
city centre, City Bypass and A1

EPC A rating

Adjoining occupiers include
Dingbro, Travis Perkins, Euro Car
Parts, Headlam, Eurocell, PDM
and Atom Supplies



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Website




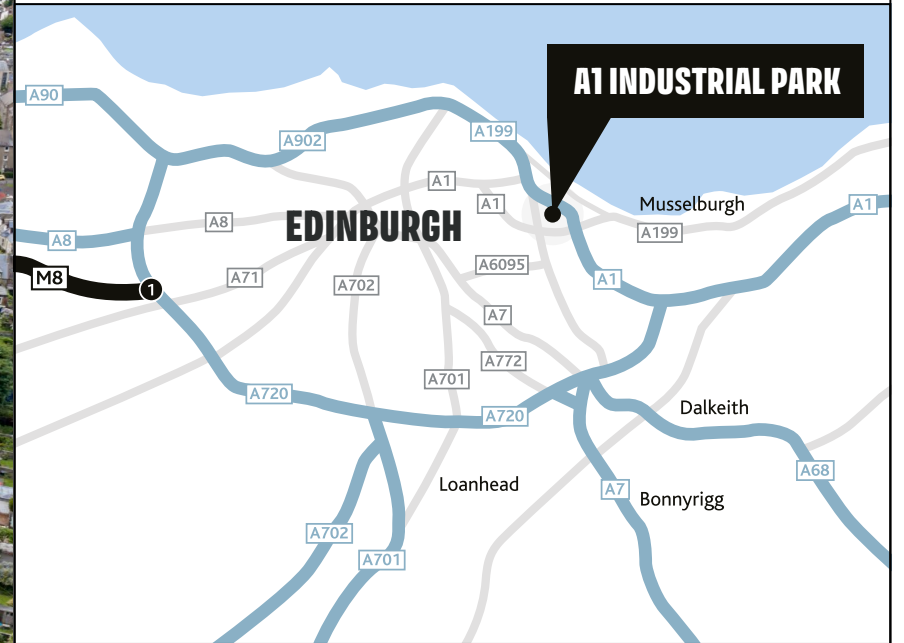
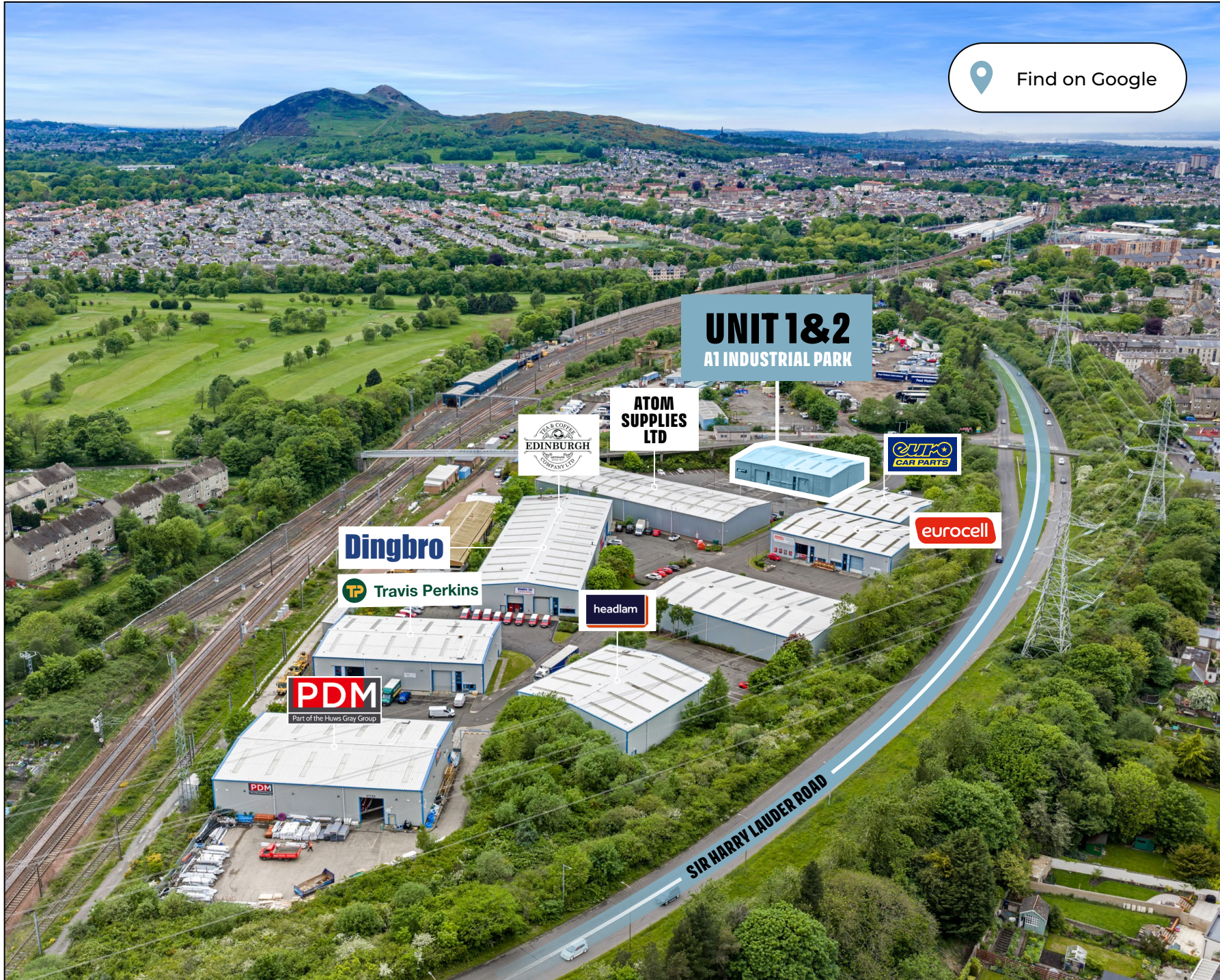
UNITS 1&2

LOCATION

A1 Industrial Park is situated immediately off Sir Harry Lauder Road, to the east of Edinburgh city centre. The Park benefits from excellent communication links with both the A1 and the Edinburgh city bypass. The estate is also well positioned for easy access to Edinburgh city centre and Leith.

Current occupiers include Dingbro, Travis Perkins, Euro Car Parts, Headlam, Eurocell, PDM and Atom Supplies.

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**EXCELLENT COMMUNICATION
LINKS WITH BOTH THE A1 AND
THE EDINBURGH CITY BYPASS**



SPECIFICATION

The property benefits from the following specification:

- ▶ Steel portal frame with insulated steel cladding
- ▶ 6.5m to underside of haunch of steel frame
- ▶ Reinforced concrete floor slab with power floated finish
- ▶ Tarmac service yard
- ▶ Aluminium double glazed window units on the front elevation
- ▶ 4m x 5m insulated overhead electrically operated production doors
- ▶ 3 phase electrical supply

ACCOMMODATION

Unit 1	461 sq m	4,961 sq ft
Unit 2	469 sq m	5,048 sq ft
Total	930 sq m	10,009 sq ft

The units are available together or separately.



**2X MODERN INDUSTRIAL /
TRADE COUNTER PREMISES
4,961 - 10,009 SQ FT**



BUSINESS RATES

Unit 1 has a Rateable Value of £38,200 which results in rates payable of £18,474 per annum and Unit 2 has a Rateable Value of £33,600 resulting in rates payable 2026/27 of £18,374 per annum.

TERMS

The property is available on a new Full Repairing & Insuring basis for a rent and term to be agreed. Further information on lease terms are available from the letting agents.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

Units 1 and 2 both have an EPC 'A' rating.



VIEWING & FURTHER INFORMATION

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