



UNIT 1, TO LET - NEWLY REFURBISHED INDUSTRIAL UNIT & YARD

4,940sq. ft. • Parking Area • Prime Location • Mandale Park EH11

RUSSELL ROAD, EDINBURGH, EH11 2LS



High-Quality Industrial Unit, Yard & Parking – Available Now

- 4,940 sq. ft.
- Large yard
- Eaves height 4-4.5m
- Spacious open-plan warehouse
- Separate personnel entrance
- Electric roller shutter door
- Utility block included
- Parking area
- Roof lights
- Part glazed cladding

This recently refurbished 4,940 sq. ft. industrial unit has been completed to an exceptional standard, offering a modern and functional workspace. The exterior features a sleek cladded system with an integrated glazed front-age, creating a professional and contemporary look.

Access is provided via an insulated electrically operated roller shutter door leading into a spacious, open-plan warehouse, along with a separate per-sonnel entrance for convenience. Inside, the unit includes a well-designed utility block, complete with a kitchen and WC. The warehouse benefits from high-quality lighting, and external car parking is available.

Services

The property benefits from mains supplies of electricity, water and ducted for BT.

Prime Location with Excellent Connectivity

Situated within a short walking distance of the Haymarket transport hub, the site offers easy access to tram, bus, and rail services. It is conveniently located near both Roseburn and Gorgie, with excellent transport links, including the 25 bus route, which runs west to Heriot-Watt University Cam-pus and east through the city centre, passing both main train stations.

Adjacent to the property is the entrance to the new £12 million Green Cor-ridor, a cycle-friendly route connecting the Roseburn cycle path with the Union Canal cycle path. This modern, safe, and convenient link enhances bike travel into the city centre and beyond.

Travel Distances

Road

A720/M8	5 miles
Edinburgh Centre	1.3 miles
Edinburgh Airport	6.2 miles
Queensferry Crossing	10 miles
Livingston	15 miles

Rail

Murrayfield Stadium Tram Stop	0.7 miles
Haymarket Train Station	0.8 miles
West End Tram Stop	1 mile
Edinburgh Waverly Station	2 miles
Edinburgh Airport Tram Stop	6.4 miles

SIZE	FLOORS	RENT (PA)	SERVICE CHARGE (PA)*	INSURANCE (PA)
4,940 sq. ft.	1	£79,000 + VAT	£2,000 + VAT	£1,250 + VAT

*Please be advised that the service charge is an initial provision and may be subject to annual adjustment.





FLYTHROUGH



Tynecastle Park Stadium



Murrayfield Stadium

W Approach Rd

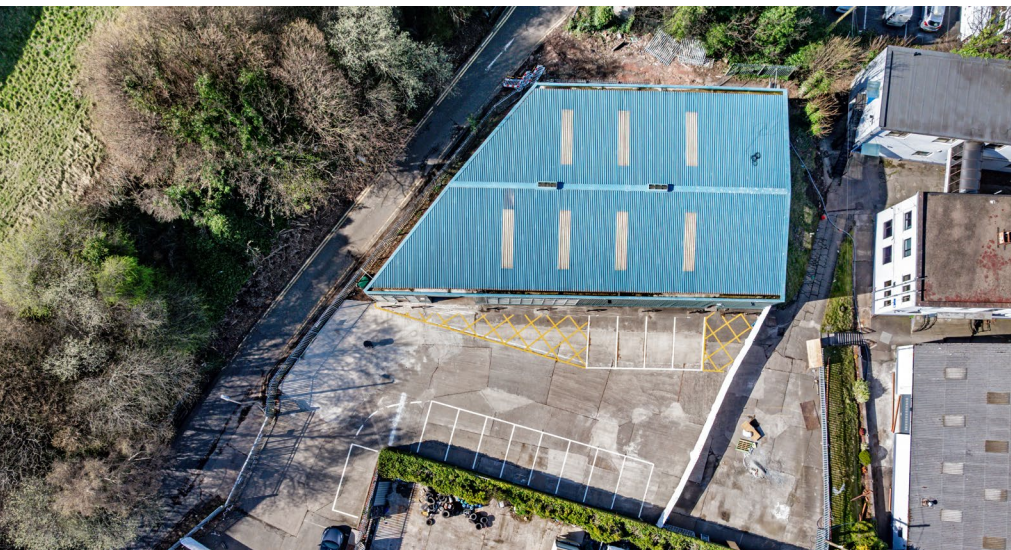


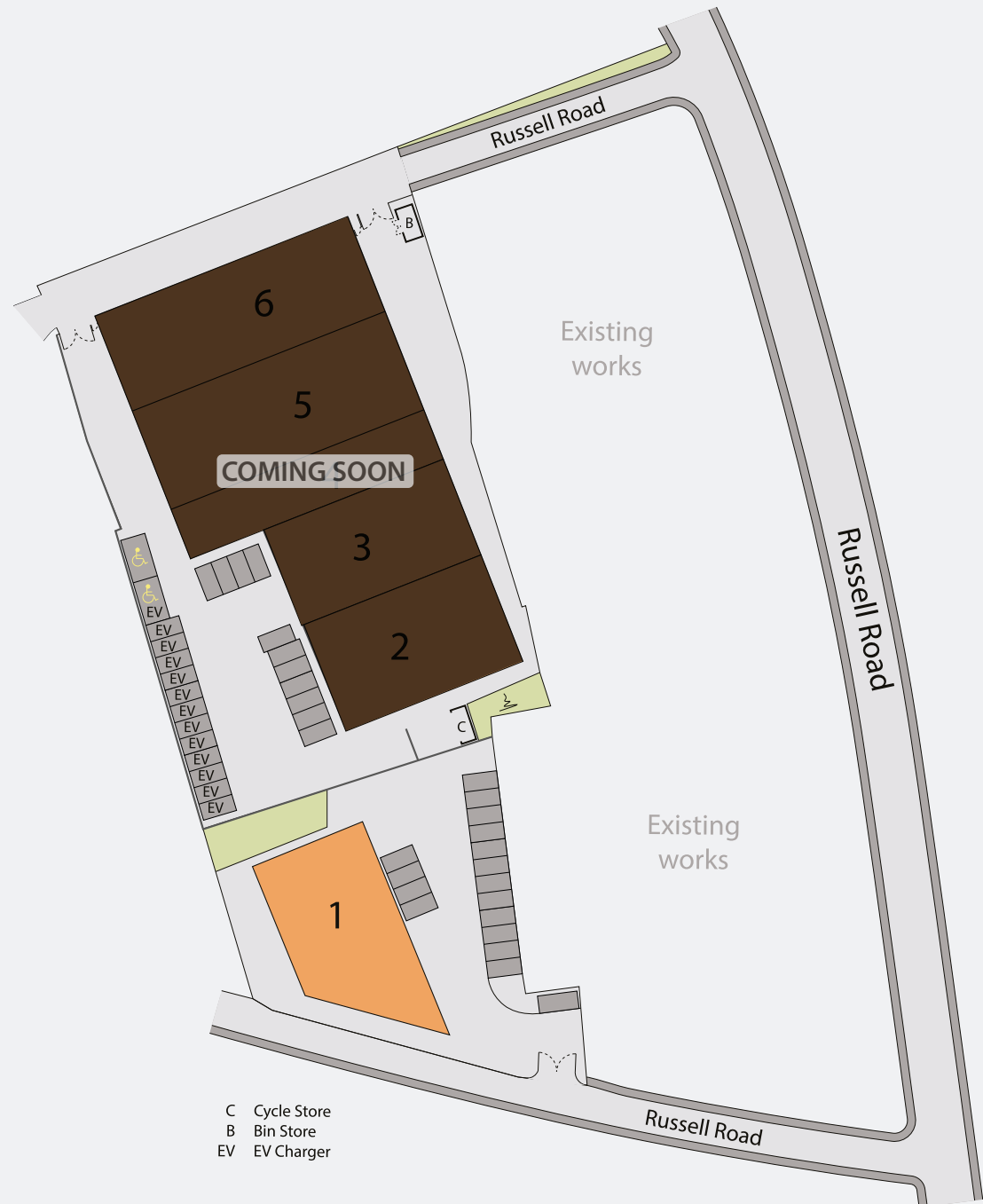
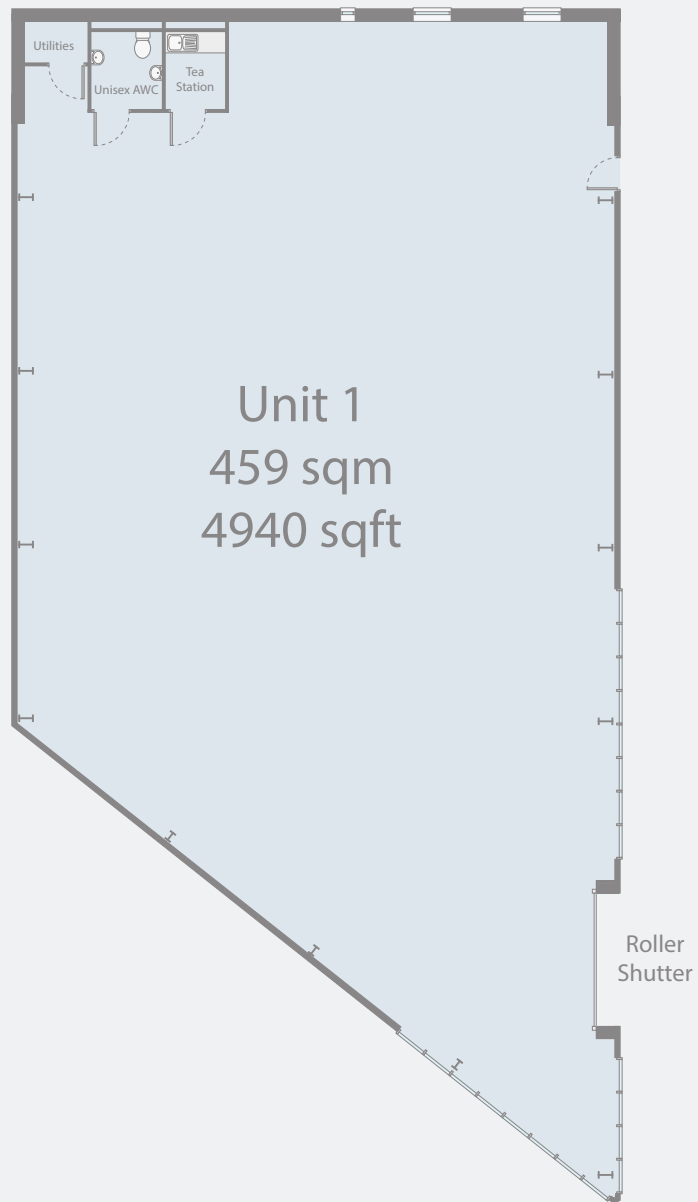
Mandale Park
EH11



Russell Road
Industrial Estate













CONTACT

For further information
or to arrange a viewing
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**RUSSELL ROAD,
EDINBURGH,
EH11 2LS**

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Mandale Group advises all interested parties to independently verify property information and seek professional advice. No details provided should be relied upon as facts, and all measurements, photographs, and representations are approximate and non-binding.