

UNIT 10/11

A1 INDUSTRIAL PARK

SIR HARRY
LAUDER ROAD
EDINBURGH
EH15 2QA

TO LET

Modern Industrial /
Trade Counter Premises
1,203 sq m (12,948 sq ft)

HIGHLIGHTS

Well established
industrial / trade location


Convenient access to Edinburgh city
centre, City Bypass and A1

EPC B rating

22 dedicated parking spaces

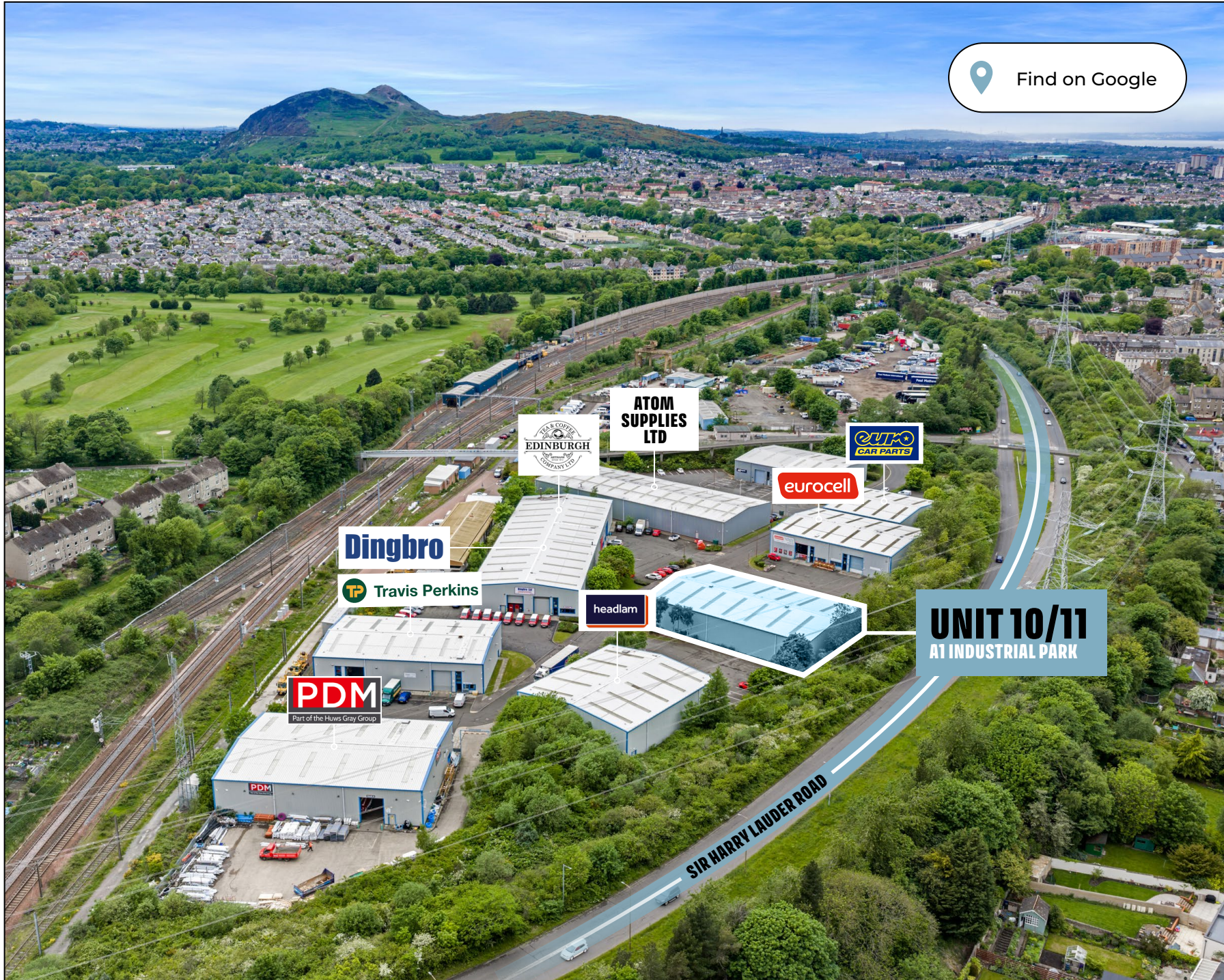
Adjoining occupiers include Dingbro,
Travis Perkins, Euro Car Parts, Headlam,
Eurocell, PDM and Atom Supplies

 Video

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 Website





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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

Unit 10/11 comprises a stand alone industrial building which benefits from yard / parking to the front elevation. The building is of steel frame construction and benefits from the following modern 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
- ▶ Two 4m x 5m insulated overhead electrically operated production doors
- ▶ 3 phase electrical supply
- ▶ 22 dedicated parking spaces

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide a gross internal area of 1,203 sq m (12,948 sq ft).

Externally the property benefits from 22 dedicated parking spaces and heavy vehicle access.



**RECENTLY REFURBISHED
TO A HIGH STANDARD**



BUSINESS RATES

We are advised by the local Assessor the property currently has a Rateable Value of £92,400 resulting in rates payable 2026/27 of approximately £49,434 per annum.

100% relief on rates payable should be available for the first year of the lease via the Fresh Start Relief Scheme.

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

Unit 10/11 has an EPC 'B' rating.

VIEWING & FURTHER INFORMATION

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