

# UNIT TWO

## A1 INDUSTRIAL ESTATE

SIR HARRY  
LAUDER ROAD  
EDINBURGH  
EH15 2QA

# TO LET

Modern Industrial /  
Trade Counter Premises  
**469 sq m (5,048 sq ft)**

## HIGHLIGHTS

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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## 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.



## 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

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide a gross internal area of 469 sq m (5,048 sq ft).

Externally the property benefits from excellent car parking and heavy vehicle access.

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







**INDICATIVE INTERNAL PHOTOS**





## BUSINESS RATES

We are advised by the local Assessor the property currently has a Rateable Value of £33,500 resulting in Rates Payable (2025/26) of approximately £16,680 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

Unit 2 has an EPC 'A' rating.

## VIEWING & FURTHER INFORMATION

### CAMERON WHYTE

T 07789 003 148

E [cameron.whyte@ryden.co.uk](mailto:cameron.whyte@ryden.co.uk)

### LEO MASSON

T 07425 320 611

E [leo.masson@ryden.co.uk](mailto:leo.masson@ryden.co.uk)

### AIVA IVOSKUTE

T 0754 0141 945

E [aiva.ivoskute@jll.com](mailto:aiva.ivoskute@jll.com)

### RHYS DAVIES

T 0780 9231 455

E [rhys.davies@jll.com](mailto:rhys.davies@jll.com)

**Ryden.co.uk**  
0131 225 6612

**JLL**  
0131 225 8344  
property.jll.co.uk

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