

To Let

# Units 1 & 2 QUEEN ANNE PARK

## MODERN INDUSTRIAL / WAREHOUSE PREMISES

Fully refurbished units for immediate occupation

- > From 9,920 sqft – 21,950 sqft
- > Fully refurbished
- > Prime Newbridge (M8/M9) location
- > Close to Edinburgh Airport
- > 6m eaves height
- > New electric roller shutter doors
- > Glazed pedestrian frontages
- > Generous yard & car parking
- > Available now

QUEEN ANNE DRIVE  
LOCHEND INDUSTRIAL ESTATE  
NEWBRIDGE  
EDINBURGH  
EH28 8LH



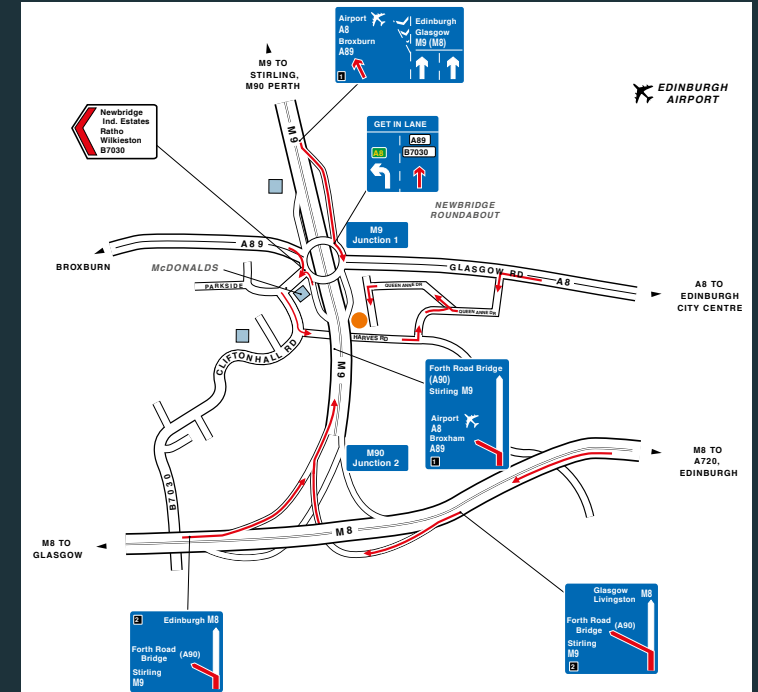
UNIT 3 LET TO  
**NHS**  
SCOTLAND

## Location

Newbridge is East Central Scotland's prime industrial distribution location, situated adjacent to the Newbridge Interchange approximately 8 miles west of Edinburgh city centre.

Queen Anne Park is situated within Lochend Industrial Estate, located immediately to the south-east of Newbridge Interchange. The estate lies immediately east of the M9 with access provided via Queen Anne Drive, which in turn connects to Harvest Drive. The location of Newbridge allows direct access to 90% of the Scottish population within a 2 hour drive.

Nearby occupiers include Geopost, Scotmid, Broxburn Brown, Fedex, DHL, Greggs, National Galleries of Scotland and Travelodge.



## Description

Queen Anne Park consists of an industrial estate providing two terraces of modern industrial units constructed circa 1995. Unit 4 is occupied by Debenhams & Unit 5 The National Galleries of Scotland.

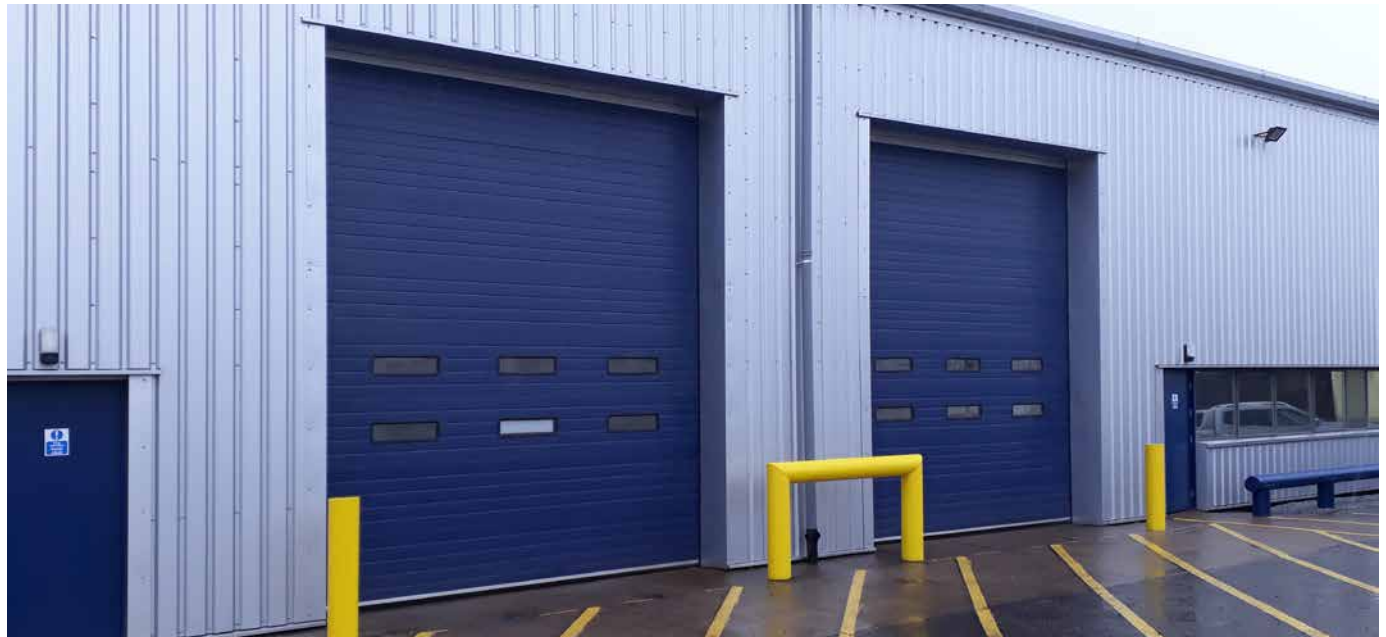
The buildings are of portal steel frame construction, with an eaves height of 6m. External walls and roofs are clad in insulated steel cladding, incorporating Perspex roof lights. There are double-glazed metal framed windows along the front elevation. Each unit has an electrically operated up and over roller shutter access door. Internally, there are block dado walls with a full height division walling incorporating knock out panels.

Units 1-3 have been fully refurbished to a very high standard.

## Floor Areas

The individual units have been measured in accordance with the RICS Code of Measuring Practice:

	SQ M	SQ FT
Unit 1	1,117	12,030
Unit 2	921	9,920
Total	2,038	21,950



## Rateable Value

The subjects will require to be re-assessed on separation and completion of the refurbishment.

## Terms

Following refurbishment, the units will be offered on full repairing and insuring terms with additional information and quoting terms are available via the sole letting agents.

## VAT

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

## Service Charge

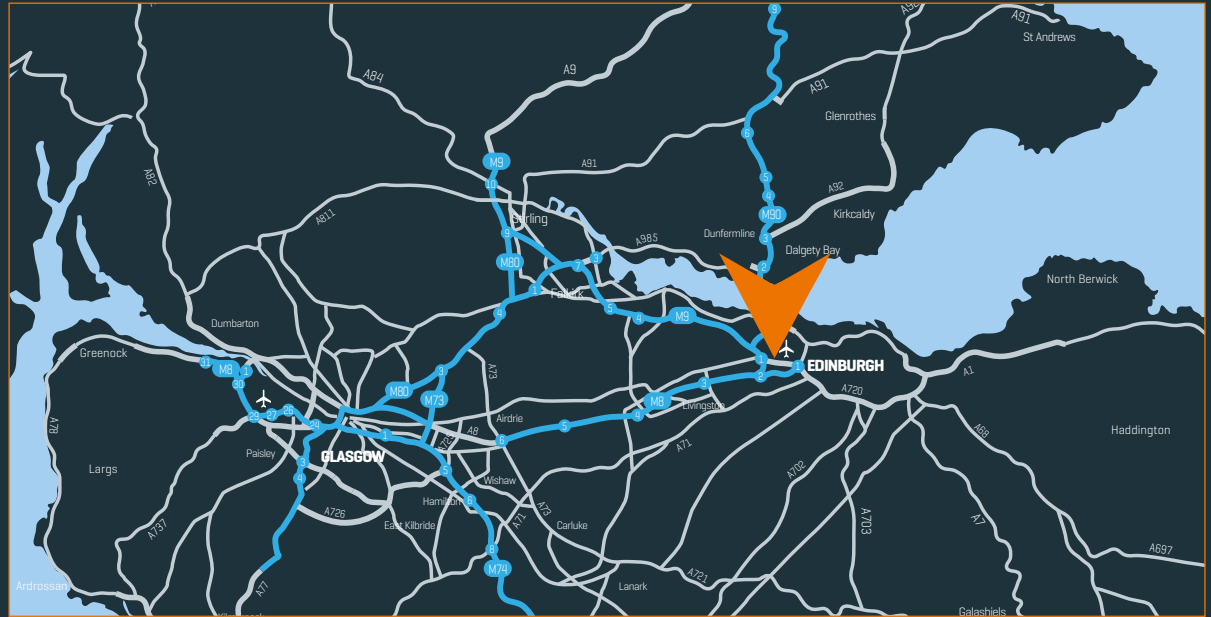
A service charge for the common maintenance and management of the estate will be payable.

## Energy Performance Certificate

Each unit has an EPC rating of "D". The units will be surveyed following the refurbishment.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the leasing transaction.



## Viewing

Strictly by appointment through sole agent at Montagu Evans LLP

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