

# FOR SALE / TO LET INDUSTRIAL PREMISES

## 10 KING'S HAUGH, PEFFERMILL INDUSTRIAL ESTATE, PEFFERMILL ROAD, EDINBURGH, EH16 5UY



- **G.I.A. 1,557.72m<sup>2</sup> (16,767SQ.FT)**
- **SITE AREA 0.65 ACRES**
- **CLOSE TO CITY CENTRE AND MAJOR TRANSPORT NETWORK**
- **ESTABLISHED INDUSTRIAL LOCATION**

### Location:

Peffermill Industrial Estate is located approximately 3 miles to the south of Edinburgh City Centre. The estate is accessed from Peffermill Road (A6095) which connects with the A7 (to the west) providing easy access to the city centre. The A1 trunk road lies approximately 2 miles to the east which provides access to the south and also the City By-pass and thereafter the central Scotland motorway network. (see attached location plan)

The subjects are located towards the front of the industrial estate. Nearby occupiers include; Jewson Ltd, Willowbrae Coachworks and Scottish Ambulance Service.

### Description:

The subjects comprise interconnected steel framed, single and two storey industrial units with pitched metal profiled roofs accessed via metal roller shutters. There is a goods yard to side and separate dedicated car parking.

The warehouse space is divided into three areas with a minimum eaves height of 3.3m. The unit benefits from phase 3 power supply. Heating is provided via an overhead gas heating and lighting via Perspex roof lights and suspended strip lights.

An office and reception area has been created to side with carpeted floor, suspended ceiling and perimeter cabling. A first floor provides office and work space.

### Accommodation:

We assess the gross internal areas to be as follows:

Site Area	0.65acres	
GROUND FLOOR		
Workshop	1,183m <sup>2</sup>	(12,734sq.ft)
Office area	152.96m <sup>2</sup>	(1,647sq.ft)
FIRST FLOOR		
Workspace	221.76m <sup>2</sup>	(2,387sq.ft)
<b>Total GIA</b>	<b>1,557.72m<sup>2</sup></b>	<b>(16,767sq.ft)</b>

### Planning:

We understand that the property benefits from Class 4 & 5 consent. We recommend any enquiries regarding the planning to be directed to the local planning authority.

### Assessment:

We have been verbally informed by the Local Assessors Office that the property has been assessed for rating purposes as at Factory with a Rateable Value of £83,900.

### Lease:

The premises are offered on a new Full Repairing and Insuring lease for a minimum period of 10 years.

### Price / Rental:

Offers over £500,000. Our clients are seeking offers in the region of £35,000 per annum exclusive.

### VAT:

We are advised that the subjects are not registered for VAT.

### Legal Costs:

Each party will be responsible for their own legal costs involved in this transaction. The tenant will be responsible for any stamp duty and registration dues incurred.

### Entry:

Immediate

### Viewings & Further Particulars:

Apply Joint Agents.

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### Details Revised:

March 2011



Location Plan



Site Plan

#### MISREPRESENTATION

Links CPC LLP give notice to anyone who may read these particulars as follows

- 1 These particulars are prepared for the guidance only of prospective tenants or purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
- 2 Any information contained or referred to herein (whether text plans images) is given in good faith but should not be relied upon as being a statement of representation of fact.
- 3 Nothing in these particulars shall be deemed to be that the property is in good condition, or otherwise, nor that any services or facilities are in good working order.
- 4 The images appearing in these particulars show only certain parts of the property at the time when the images were taken. Certain aspects may have changed since the images were taken and it should not be assumed that the property remains precisely as displayed in the images. Furthermore no assumptions should be made in respect of parts of the property which are not shown on the images.
- 5 Any areas, measurements or distances referred to are approximate.
- 6 Where there is reference in these particulars to alterations being carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters should be checked by an intended tenant or purchaser.
- 7 Descriptions of property are subjective and the descriptions herein are given in good faith as an opinion and not as a statement of fact.