

To Let

# Units 7 & 8

Bonnington Industrial Estate | Edinburgh | EH6 5PY



Approximately 2 miles north east  
of Edinburgh City Centre

Easy access to the A1

Newly refurbished unit

Total floor area 9,554 sq ft (888 sq m)

6.6 metre eaves height

3 phase power supply

4m x 4.2m roller shutter loading door

6 parking spaces

**IPIF**

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## Location

Bonnington Industrial Estate is situated at Elizafield, only 2 miles north of Edinburgh City Centre and 1/2 a mile from Leith. Elizafield is accessed off Newhaven Road close to its junctions with Bonnington Road, and Pilrig Street. Units 7 and 8 are located next to SRS Vehicle Components at the rear of the estate on the right hand side.

## Description

The premises comprise a high quality warehouse unit of concrete framed construction with part rendered brick elevations, beneath a profiled asbestos cement roof incorporating new translucent roof panels providing excellent natural light. The unit provides an open plan warehouse with WC's and a small kitchen.

The maximum eaves height is 6.6 m, there is a 3 phase power supply and a capped gas supply is located immediately adjacent to the unit.

There is a loading area to the front of the property, and there is a new electrically operated roller shutter vehicular access door measuring 4m wide by 4.2m high. Additionally, there are 6 car parking spaces allocated to the unit.

## Energy Performance Rating

This property has been graded as 50 (B).

## Rent

On application.

## Business Rates

Rates Payable: £22,368 per annum (based upon Rateable Value: £48,000 and UBR: 46.6p)

## Service Charge

A service charge for the common maintenance and management of the estate applies to each unit. The service charge is estimated at £3,676 per annum.

## Viewing & Further Information

If you are interested or would like further information please get in touch.

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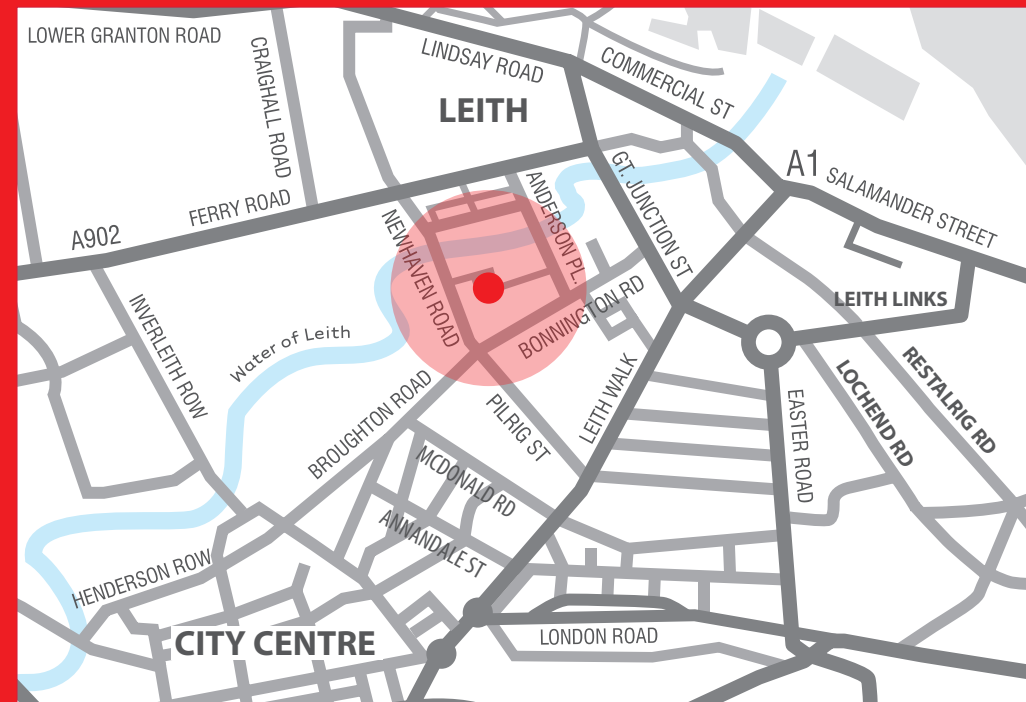


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