

UNIT 2, NEWBRIDGE LINK

Cliftonhall Industrial Estate, Newbridge Industrial Estate,
Newbridge, EH28 8PJ



Key Highlights

- Extensively refurbished
- 50 kn/sqm floor loading
- Large 31m secure concrete yard
- 8m eaves height
- Refurbished office accommodation
- Designated parking

Summary

Available Size	50,000 sq ft
Rent	Rent on application
Business Rates	To be assessed post refurbishment
Service Charge	Available upon request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

Description

Unit 2 at Newbridge Link is a fully refurbished 50,000 sq ft warehouse of steel portal frame construction. Internally the property benefits from 8m eaves and a brand new concrete floor slab with 50 kn/sqm loading, with 4 level access loading doors. Externally the property has a large secure concrete yard, with further private secure yard space to the rear of the property as well. There is also dedicated carparking attributed to this unit.

Location

Prime industrial location situated to the west of Edinburgh, 8 miles from Edinburgh city centre.

Strategically located for transport links:

- 1 mile from J1 of the M9
- 2 miles from J2 of the M8

The subjects are located within Newbridge Industrial Estate, just a short distance off Cliftonhall Road (B7030). Newbridge itself is located approximately 8 miles west of Edinburgh city centre, and 2 miles west of Edinburgh Airport.

One of Edinburgh’s premier industrial estates, it is well established and is within close proximity to Newbridge Interchange, which serves the Scottish Motorway Network with direct access onto the M8 and M9 motorways.

Approximately 90% of the Scottish population is within 1.5 hours drive of this location. The location is well established, with occupiers including DPD, Batleys, Menzies Distribution, HSS Hire, Hovis, Barrett Steel and Scania.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	50,000	4,645.15	Available
Total	50,000	4,645.15	

Terms

Available on a new Full Repairing and Insuring lease. Commercial Heads of Terms available upon request.



Viewing & Further Information



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