

MAY SELL



TO LET

**MODERN 31,995.7 Sq Ft WAREHOUSE
DISTRIBUTION INDUSTRIAL PREMISES**

4 Huly Hill Rd, Newbridge, EH28 8PH



LOCATION

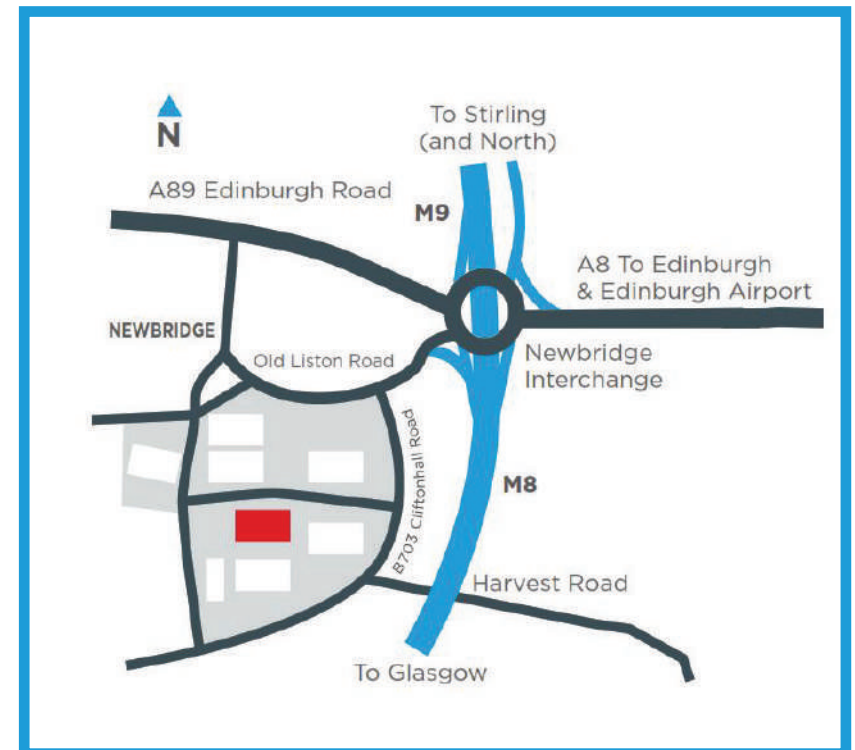


Edinburgh Interchange is strategically located at the heart of East Central Scotland's motorway network and lies immediately adjacent to the Newbridge roundabout and 2 miles west of Edinburgh Airport.

Newbridge is situated approximately 8 miles west of Edinburgh City Centre and provides direct access on to the M8 and M9 motorways. Access to and from the City Centre is via the A8 or M8 extension. The A720 (City of Edinburgh by-pass) lies approximately 3 miles to the east of Edinburgh Interchange and provides access to the south via the A1.

The Forth Road Bridge and Queensferry Crossing are located approximately 3 miles north of Edinburgh Interchange and direct access is provided by the M9 and M90 respectively.

The surrounding area is predominantly industrial with a number of high profile occupiers including DHL, Tesla, Batleys, HSS Hire and the Scottish Executive.



DESCRIPTION

4 HULY HILL RD, NEWBRIDGE, EH28 8HP

The premises comprise a modern detached steel portal frame warehouse with insulated profile wall and roof cladding under an impressive barrel vaulted roof.

The premises has recently undergone an extensive refurbishment to provide high quality industrial accommodation that benefits from the following specification;

- 6m eaves height rising to 8m at the apex.
- Floor loading 40 kN per sq m.
- Lighting to the warehouse is provided by sodium fittings supplemented by 10% translucent roof panels.
- Commercial access to the premises via two up and over doors.
- Large secure yard surrounded by palisade fencing with demised staff / customer car parking.
- Attractive two storey office accommodation fitted out to a good specification.
- Male, female and disabled toilets, a kitchen and tea making facilities.

TO LET / MAY SELL

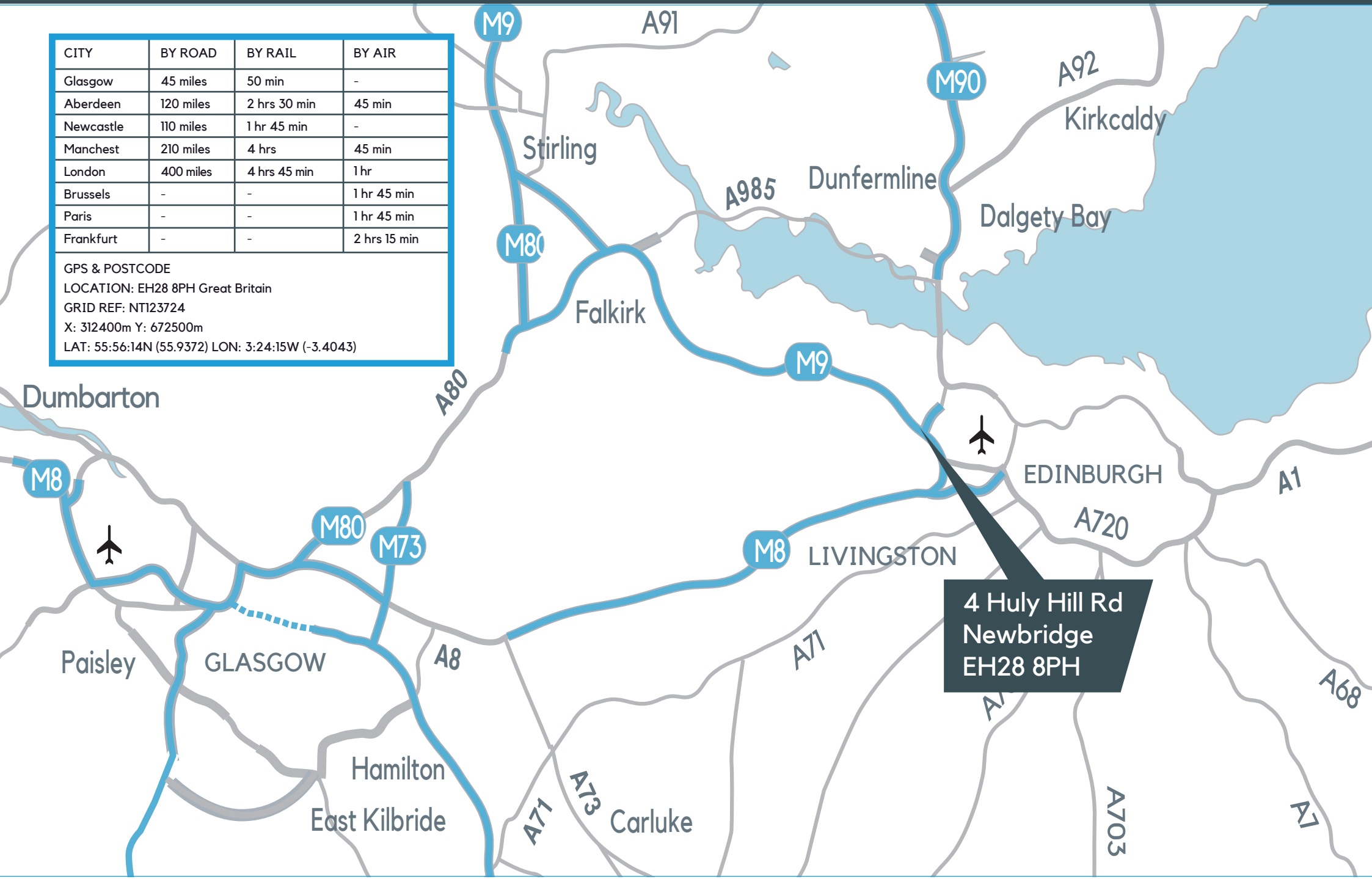
MODERN 31,995.7 SQ FOOT WAREHOUSE
DISTRIBUTION INDUSTRIAL PREMISES



TYPICAL TRAVEL TIMES/DISTANCES

CITY	BY ROAD	BY RAIL	BY AIR
Glasgow	45 miles	50 min	-
Aberdeen	120 miles	2 hrs 30 min	45 min
Newcastle	110 miles	1 hr 45 min	-
Manchest	210 miles	4 hrs	45 min
London	400 miles	4 hrs 45 min	1 hr
Brussels	-	-	1 hr 45 min
Paris	-	-	1 hr 45 min
Frankfurt	-	-	2 hrs 15 min

GPS & POSTCODE
LOCATION: EH28 8PH Great Britain
GRID REF: NT123724
X: 312400m Y: 672500m
LAT: 55:56:14N (55.9372) LON: 3:24:15W (-3.4043)



OTHER INFORMATION



ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal basis. A breakdown of these areas are set out below:

	SQ M	SQ FT
Warehouse	2,604	28,029.2
GF Office	192.8	2,075.3
1F Office	175.7	1,891.2
TOTAL	2,972.5	31,995.7

LEASE TERMS

The premises have recently undergone an extensive refurbishment. Additional information and a summary of the works are available upon request.

The premises are available for immediate occupation on a new full repairing insuring basis at an annual rent of £200,000.

SALE TERMS

Notwithstanding our preference To Let the premises our clients would consider offers around £2.4m for their heritable interest in the Property.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with this transaction.

EPC

A copy of the certificate is available upon request.

RATEABLE VALUE

In the usual way it will be the incoming tenant's responsibility for paying the rates liability. We have been advised by the local authority that the premises from 1 April 2017 have a rateable value of £190,000.

VAT

All figures are quoted exclusive of VAT which is applicable.

GALLERY



VIEWING AND FURTHER INFORMATION

Viewing or further information available from:-



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IMPORTANT NOTICE

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property. Date of publication: December 2018.