

TO LET

(Via assignation or sub-lease)

Industrial / Trade Counter Unit

23,021 sqft



37/39 St Clair Street, Edinburgh

EH6 8LB

Key points

- Standalone warehouse / trade counter unit in a central location
- High bay LED lighting throughout
- Eaves Height: 6.5m
- Office and welfare accommodation
- Trade entrance in situ
- Three electric roller shutter doors
- One dock leveller in situ
- Shared yard and car parking to the front

Description

The property comprises a prominent and modern unit of steel portal frame construction with insulated wall and roof cladding.

Internally the property benefits from good quality two storey office / welfare accommodation to the front. The ground floor space was previously utilised as a showroom.

The warehouse is currently racked, which can be utilised by any ingoing tenant. Equally should a tenant wish to remove the racking this can be arranged.

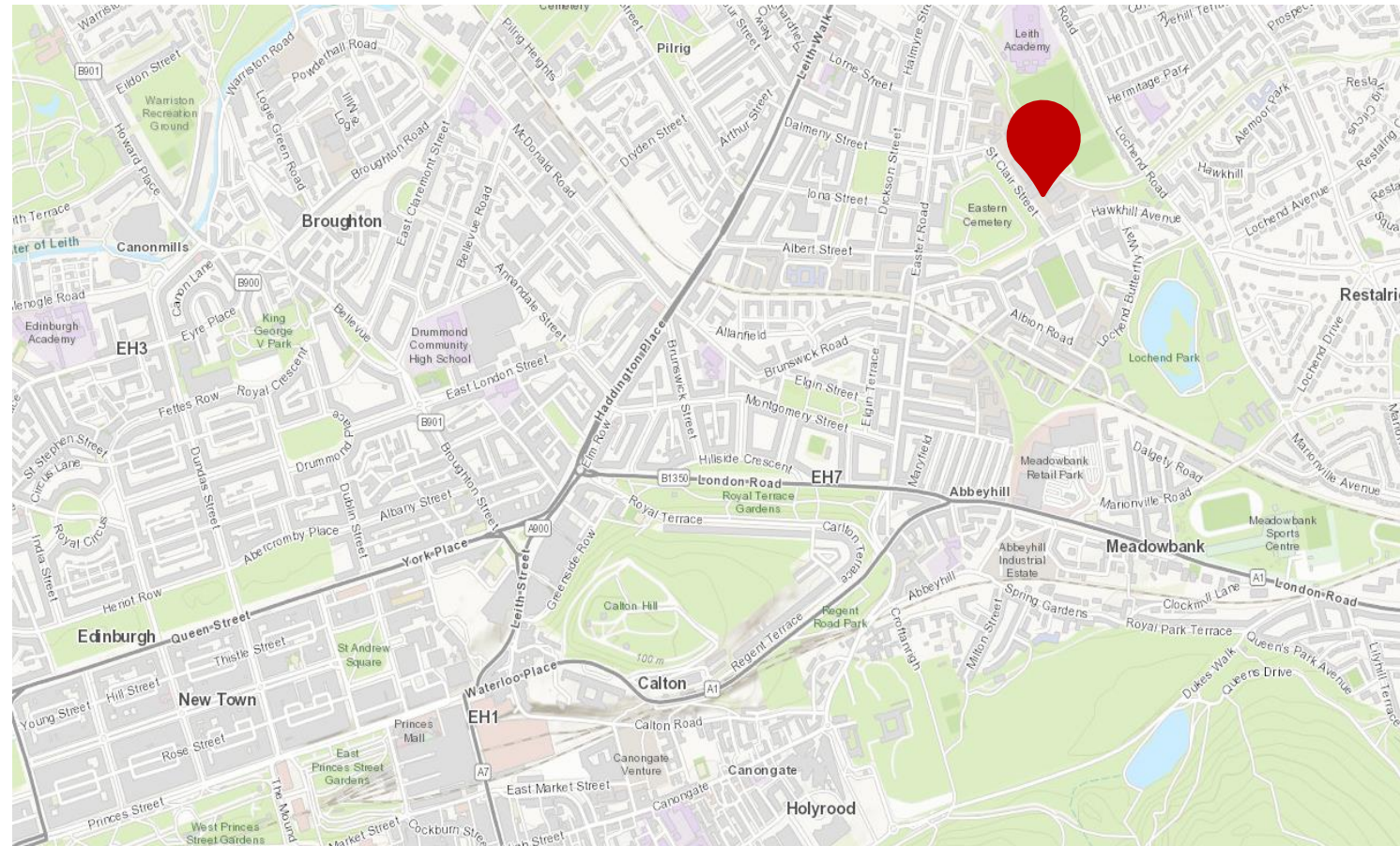
There are electrically operated roller shutter doors with ground level access to both sections of the building and a dock leveller (with canopy) to the rear of the building. One of the ground level doors features a glass trade entrance behind.

Location

St Clair Street is situated on the east side of Edinburgh city centre and connects with the major thoroughfare of Easter Road. The property is well situated to serve the city centre, Leith and also only minutes away from the A1.

The property is located in a well-known trade location, which is easily identifiable and accessed.

Located close to Hibernian football ground and in an area which is a mix of residential, industrial and trade occupiers. Nearby companies include L&I Eaton, Pentland Components, Thornbridge Timber Edinburgh, Wolseley Plumb & Parts and Lidl.





Accommodation

The warehouse extends to the following gross internal area (GIA):

Floor	Sq m	Sq ft
Total	2,138.7	23,021

Lease Terms

The accommodation is available via assignment or sub-lease on a full repairing and insuring lease. The current lease expires in May 2031.

Further details regarding lease terms are available upon request.

Should any potentially interested party wish for a longer-term lease, these can be negotiated in conjunction with the landlord.

Rateable Value

The property has a Rateable Value of £149,750.

It is recommended that any further enquiries should be made to the Lothian Valuation Joint Board.

Legal Costs

Each party will be responsible for their own legal costs incurred with the incoming tenants responsible for Stamp Duty Land Tax and Registration dues etc.

Energy Performance Rating

EPC Rating – D. A copy of the certificate is available from the agents by request.

VAT

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

Key Contacts

For further information, or to arrange a viewing, please contact the sole letting agents Knight Frank.



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