

To Let

LIGHT INDUSTRIAL UNIT

Unit 7, West Gorgie Park, Edinburgh, EH14 1UT



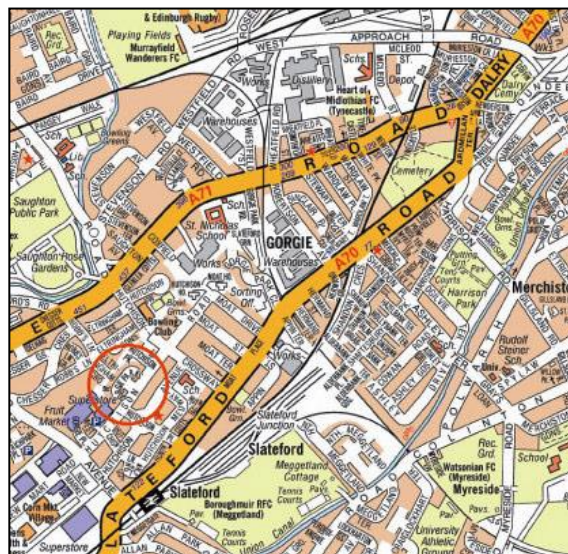
Location

West Gorgie Park is a popular industrial estate located approximately three miles to the west of Edinburgh City Centre. The industrial estate lies on the northern side and mid-way along Hutchison Road, a side street lying off Chesser Avenue which is a main route that links Slateford Road (A70) in the south to Gorgie Road (A71) in the north. The estate is also conveniently located nearby major road networks, being in close proximity to The Edinburgh City Bypass providing access to the M8 and M9 motorway. The City Bypass also enables access to the South via the A1. Edinburgh Airport, Edinburgh Park (including Edinburgh Park train station), South Gyle and the Gyle Shopping Centre are also located within a short drive away.

The immediately surrounding area comprises residential districts namely Slateford, Gorgie and Chesser. Close to the unit and lying just to the west of Chesser Avenue is The Corn Exchange development, formed as a mixed-use leisure, shopping and office development.

Description

West Gorgie Park comprises of 31 units in total made up of 6 separate terraces of industrial units built over three separate phases. Unit 7 was built during the original phase and consists of a steel portal frame construction with profile metal cladding to elevations and found under a pitched roof clad in profiled metal with intermittent translucent light panels. For access, the unit benefits from both a single personnel door as well as a single roller shutter door approximately 3.00 metres wide by 3.30 metres high or thereby. Internally, the walls are of brick/concrete construction with a solid concrete floor. There is a small toilet to the rear of the unit. The unit is understood to benefit from 3-phase electricity supply.



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Location Plan (red circle)

Accommodation

We have measured the unit in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the Gross Internal Area to be 73.13 sq. m (787 sq ft) or thereby.

Rateable Value

The unit has a current rateable value of £6,200 effective from 1st April 2023. Further details can be obtained from the Assessor on 0131 344 2500 or alternatively www.saa.gov.uk. *Subject to individual eligibility*, the property may qualify for non-domestic rates relief under the Small Business Bonus Scheme effective from 1st April 2023. Clarification should be sought from the Business Rates Team on 0131 608 1133 or via email at: nondomesticrates@edinburgh.gov.uk

Planning

Applicants must wholly satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at planning@edinburgh.gov.uk.

Terms

The unit is offered on a full repairing and insuring basis (FRI) for a term to be agreed. The Council will insure the property and the premium will be recoverable from the tenant. The tenant will be responsible for contents and any other insurances. A tenant deposit will be payable prior to the date of entry.

Services

Mains electricity, water and drainage are installed and all charges for such services will be the sole responsibility of the tenant. A gas supply is located adjacent but the supply status cannot be confirmed at the time of writing.

Rent

Offers in excess of **£7,200** per annum (exclusive of VAT, non-domestic rates and buildings insurance) are invited.

Energy Performance Certificate: The Building Energy Performance has been assessed as a **B** rating and is available on request.

Viewing & Contact information

The unit may be viewed by appointment with Neil Gordon who can be contacted via email: neil.gordon@edinburgh.gov.uk or by contacting Commercial Property via email : commercial.property@edinburgh.gov.uk

Fees

The ingoing tenant will be responsible for the Council's reasonably incurred Legal & Surveyors fees and expenses in connection with the transaction, together with any Land and Buildings Transaction Tax and registration dues where applicable.

Details for Submitting Offers:

1. Notes of interest should be registered with the Council's Surveyor using the contact details above in order that interested parties may be advised of a closing date.
2. When a closing date is set all offers must be received by 12 noon on the closing date. The Council will not accept late offers under any circumstances.
3. Offers must be submitted using an **Offer to Let Form** (available on request) and sent by email to offers@edinburgh.gov.uk
The subject line of the email should state '**Closing Date Offer – Unit 7 West Gorgie Park**' to ensure it is recorded as a formal offer. No emails will be read until the closing date has passed.
4. An email acknowledgement will be issued on receipt of the offer. You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date
5. Hand delivered offers and offers by post will not be accepted
6. The Council does not bind itself to accept the highest or any offer.
7. Prior to submitting an offer, you are strongly recommended to take appropriate professional advice.
8. The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.

You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181 and quote the property address. ITS can also give information on community language translations.

