

TO LET

Light Industrial/ Office

12A Dumbryden Road, Edinburgh, EH14 2AB

Approximate Net Internal Area: 68.04 m² (732.37 sq.ft.)



Location

The premises are located approximately 8 km (5 miles) to the south west of the city centre in the Wester Hailes area of Edinburgh. The building is located on the periphery of Hailes Quarry Park and is accessed from Dumbryden Road. The location is well served by public transport and is within a short travelling distance of the City Bypass and M8.

Description

The subject comprises a single storey Light Industrial / Office unit on the western edge of Hailes Quarry Park, accessible from Dumbryden Road. Internally, the property provides cellular office accommodation, a kitchen and WC facilities, with vehicle parking to the front of the unit. Internally the property has recently been decorated.

Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the Net Internal Area as 68.04 m². (732.37 sq.ft).

Rateable Value

We understand that the subjects have a rateable value of £6,700 with effect from 1 April 2023. Further details on rateable value, rate poundage and rates relief can be found at www.saa.gov.uk or 0131 344 2500.

Planning

Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Department 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 premises will be offered on a Full Repairing and Insuring (FRI) lease for a negotiable duration (minimum 12 months). The Council will insure the property and the premium will be recovered from the tenant. The tenant will be responsible for contents and all other insurances.

Services

Mains drainage, water and electricity are installed and all charges for such services will be the responsibility of the tenant.

Rent

Offers in excess of £7,200 per annum (exclusive of VAT, rates, buildings insurance and service charge) are invited.

Energy Performance Certificate

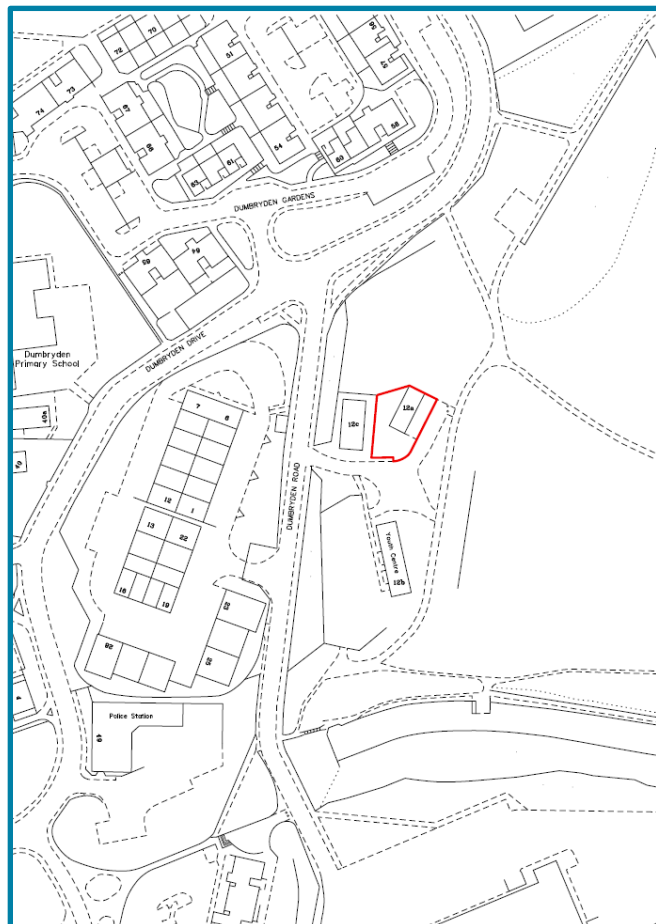
EPC Rating G (available upon request)

Viewing

The unit may be viewed by appointment with Greg Manson, Estates Surveyor who can be contacted on greg.manson@edinburgh.gov.uk

Fees

The incoming 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 and sent by email to offers@edinburgh.gov.uk. The subject line of the email should state 'Closing Date Offer – 12A Dumbyden Road' 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.