



# CHARIOT DRIVE



**MODERN WAREHOUSE**



**LARGE SECURE YARD**



**OPEN PLAN OFFICES**



**31,995 sq ft**



**TO LET / MAY SELL**



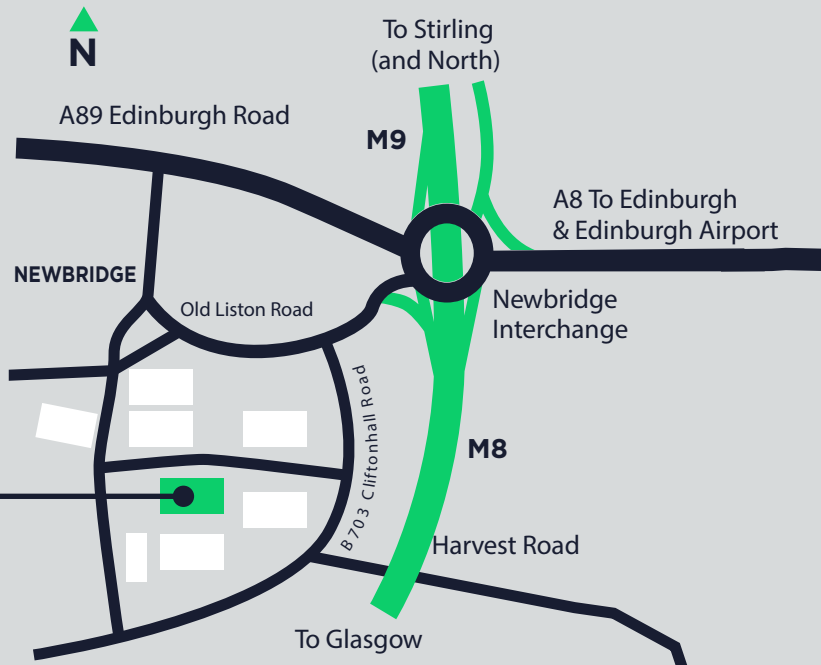
**3 CHARIOT DRIVE  
EDINBURGH  
INTERCHANGE  
NEWBRIDGE  
EH28 8PA**

## DESCRIPTION

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



## 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.

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## 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
GF Office	192.8	2,075
1F Office	175.7	1,891
<b>TOTAL</b>	<b>2,972.5</b>	<b>31,995</b>

## RENT

Available on request.

## LEASE TERMS

The subjects are available on a new FRI Lease for a term to be agreed.

## SALE PRICE

Offers are invited for the Heritable interest.

## RATEABLE VALUE

We have been advised by the Local Assessors that the subjects have a current rateable value of: £206,750.

This would provide an annual rates bill in the region of; £108,337 per annum.

## EPC

The property has a current EPC rating of D.

## LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however, the ingoing party shall be responsible for any registration dues, land and buildings transaction tax and any other expenses.

## VAT

All prices premiums etc are quoted exclusive of VAT.

## ENTRY

Entry with vacant possession can be given immediately on conclusion of legal formalities.



# VIEWING & FURTHER INFORMATION

By contacting the sole agents:

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