

TO LET

MODERN SELF CONTAINED WAREHOUSE PREMISES WITH SHARED YARD

5,500 SQ.FT. (510.35 SQ.M.)



**UNIT 13
BUTLERFIELD INDUSTRIAL ESTATE
BONNYRIGG**

LOCATION

Bonnyrigg lies within the County of Midlothian, approximately 9 miles south east of Edinburgh city centre. It is approximately 3 miles from the Edinburgh City Bypass and has easy access via the A7 trunk route. Butlerfield Industrial Estate is located to the south of Bonnyrigg town centre and is a well established industrial estate. Surrounding occupiers include Dresser Wayne UK Ltd and Cosmo Products.

The exact location is shown on the adjacent map.



DESCRIPTION

Unit 13 is a detached building of portal frame construction with profiled cladding to walls and roof. The floors throughout are of solid concrete with a variety of floor finishes.

ACCOMMODATION

The subject property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) 2007 and we estimate the following gross internal areas:

GIA: 5,550 sq.ft (515.6 sq.m.)

Eaves Height: 18.1 ft. (5.53m)

LEASE TERMS

Our clients are seeking a rent of £40,000 per annum on flexible terms for a period to be negotiated.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the documentation of this transaction. The ingoing tenant will be responsible for Stamp Duty Land Tax, Registration Dues and any VAT incurred thereon.

ENTRY

Immediately on conclusion of legal formalities.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Ken Pritchard/Anneka Walker
Culverwell
68-70 George Street, Edinburgh. EH2 2LT

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