

**Former ATS
167 Bonnington Road
Edinburgh
EH6 5RA**



LEASE AVAILABLE – INDUSTRIAL WAREHOUSE PREMISES WITH YARD/PARKING SPACE

Unit of 478.48 sq m (5,150 sq ft.) on a site of 0.22 ac (0.089 ha)



- **located within an established industrial location**
- **good visibility from Pilrig Street**
- **workshop, office and WC welfare facilities**
- **yard/customer parking area to the front**
- **2 x large concertina style roller shutter vehicle doors**
- **minimum eaves height of 5.27m**



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Location

The subjects are situated within Bonnington Road Industrial Estate in the heart of Leith, approximately 3 miles north east of the City Centre and c.2 miles south west of the centre of Leith. The property is therefore ideally suited to serve central and north east Edinburgh for trade or industrial use. Occupiers within the estate include Screwfix, The Bed Shop and Edinburgh Bath Shop.

The subjects also benefit from a prominent roadside location with good visibility onto the busy Pilrig Street which is a main bus route. Access to the unit is via Bonnington Road to the north of the subjects.

Description

The subjects comprise a detached single storey steel portal frame industrial unit with block rendered finish walls under a pitched metal profile sheet covered roof. The property has two manual concertina style doors for vehicular access, one to a height of approximately 4.3m and the other to a height of approximately 2.5m. The pedestrian entrance is protected by an electric roller shutter door which is controlled by a remote control.

Internally, the property has a concrete screeded floor and is lit by way of fluorescent strip lighting, with natural daylighting provided through translucent roof panels. The property has been configured to provide workshop, office and staff welfare space, with electric heating in the canteen and reception space.

Externally, the concrete surfaced yard/customer parking area is well lit by a floodlight to the front of the building.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the following gross internal floor areas:

	Sq M	Sq Ft
Workshop	454.78	4,895
Staff welfare	23.70	255
Total	478.48	5,150

Terms

The subjects are either available by way of a sub-let or assignment, with the current lease due to expire in 15 May 2069. The current rent is £28,750 per annum and the next rent review (in-keeping with the 7 yearly rent review pattern) is 2 February 2021.

EPC

Available on request.

Rateable Value

We understand the property is entered in the current Valuation Roll with a Rateable Value of £31,400.

Viewing

By appointment through sole agents, GeraldEve LLP.

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Conditions under which these particulars are issued

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