

# UNIT 3

## MODERN INDUSTRIAL UNIT WITH OPTION OF LARGE SECURE YARD

Refurbished Modern Industrial Unit

Option of Large Secure Yard

High Quality Accommodation

Unit 1 & 2 Pre-Let on New 10 Year Leases

# TO LET

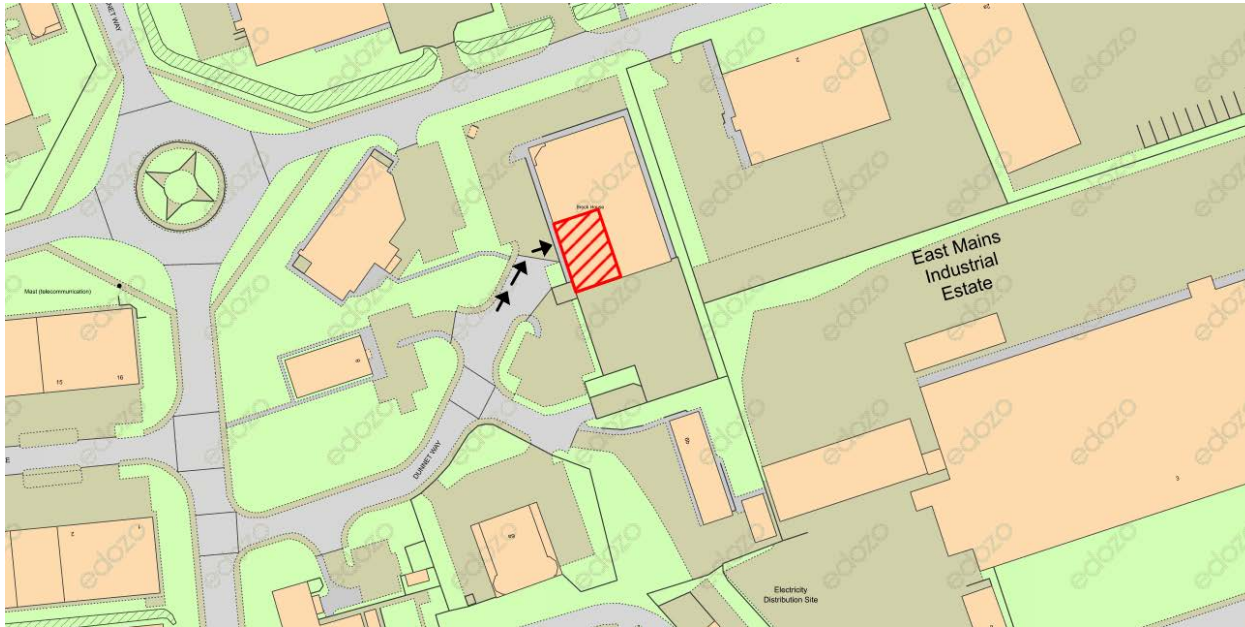


**UNIT 3, BROCK HOUSE, DUNNET WAY,  
EAST MAINS INDUSTRIAL ESTATE, EH52 5NN**

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## LOCATION

Brock House is situated within the centre of East Mains Industrial Estate, which forms a premier industrial destination serving the wider Edinburgh and Lothians district.

The Estate accommodates a variety of established commercial entities such as Volvo, Eastern Western Motor Group, Gordon Bow Plant Hire and Broxburn Bottlers.

In addition, the strategic location provides excellent transport links onto the major national motorway network, going both North and South, incorporating the M8, M9 and Edinburgh City Bypass.

The Edinburgh International Airport is a circa 10 minute (4.5 mile) journey by road whilst Edinburgh City Centre can be reached in circa 25 minutes (11 miles).

## DESCRIPTION

Unit 3 is one of the last remaining units of the extensively refurbished Brock House, after separate 10 year pre-letting agreements were secured for both Unit 1 & 2.

The unit benefits from the following specification:

- Steel portal framed construction incorporating profile metal cladding.
- Minimum eaves height of 7 metres.
- New electrically operated vehicle access door.
- 3-Phase Electric Power Supply.
- First Floor Office Space, Basic Kitchen and W/C facilities.
- The unit has the option of obtaining a large secure yard area, benefitting from new metal palisade fencing and heavy goods vehicle access.

The property would suit a variety of industrial uses and offers an excellent opportunity for a business to secure a premium commercial base to support long term growth and success.



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## **ACCOMMODATION**

Unit 3 extends to the following gross internal areas:  
422.33 sq m (4,546 sq ft)

The property benefits from a clear internal eaves' height of 7 metres.

## **RENT**

Unit 3 is available to lease for £25,000 per annum plus VAT.

## **RATEABLE VALUE**

The property will require assessment upon entry and the tenant will be responsible for payment of all non-domestic business rates.

The current rate poundage is 0.498/£1.00 (April 2020/2021).

## **DURATION**

A 10 year term is being offered to a suitable tenant.

## **REPAIR & INSURANCE**

The lease will be of a conventional full repairing and insuring nature.

The landlord intends to insure the property in full and recover the premium from the tenant.

## **RENT REVIEW**

The rent will be reviewed on a 5-yearly basis to Open Market Rent.

## **LEGAL COSTS AND TAX**

Each party will be responsible for their own costs in relation to the transaction.

## **DATE OF ENTRY**

The property will be available for occupation from 1st July 2020.

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## VIEWING & FURTHER INFORMATION

Viewing and further information available from the sole letting agents:-



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### IMPORTANT NOTICE

1. These particulars are intended as a guide only. Prospective Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Prospective Tenants take the property as they find it.
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6. Date of Publication: April 2020