



TO LET - SHORT TERM INDUSTRIAL UNITS AND YARD

137, 145 and 145A Pitt Street
Edinburgh, EH6 4DE

- Units from 416 sq m (4,481 sq ft) to 1,074 sq m (11,561 sq ft)
- Dedicated yard of 0.13 ha (0.31 ac)
- Available short term
- Immediate entry available

LOCATION

The subjects are situated approximately 3 miles northeast of Edinburgh City Centre and approximately 5 miles northwest of the A1 that in turn connects the Edinburgh City bypass and the Scottish motorway network.

The property is located on Pitt Street, on the corner of the junction with South Fort Street, that connects Ferry Road to the north and Anderson Place to the south. Nearby occupiers include Studio 128 photography studio, Zed Autos, Edinburgh Vehicle Conversions and Snowtec Ski and Snowboard workshop.

DESCRIPTION

The subjects comprise two industrial units of brick construction benefitting from the following:

- Electrically operated roller shutter loading doors
- Suspended fluorescent tube lighting
- Office accommodation
- Toilet facilities.
- Minimum eaves height of 3.52 m, rising to 6.28 m at apex in unit 137
- Minimum eaves height of 4.29 m, rising to 8.99 m at apex in unit 145
- 3 phase power supply
- Large, secured yard with access gates at either end
- Unrestricted on street parking

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and the following approximate gross internal areas have been calculated:

- 137 Pitt Street – 416 sq m (4,481 sq ft)
- 145 Pitt Street – 658 sq m (7,085 sq ft)
- Yard at 145A Pitt Street – 0.31 Acres

LEASE TERMS

The subjects are available either individually or as a whole, on a short-term basis for a period of up to 12 months.

- 137 Pitt Street – £20,000 per annum plus VAT
- 145 Pitt Street and Yard – £40,000 per annum plus VAT

RATEABLE VALUE

According to the Scottish Assessors Association website, the properties are assessed as follows:

- 137 Pitt Street -£17,200
- 145 Pitt Street - £25,800
- Yard at 145A Pitt Street - £15,800

Further information of rates payable can be found at www.saa.gov.uk

VAT

VAT will be chargeable on the rent.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs involved in any transaction. The incoming tenant will be responsible for the payment of any LBTT and VAT.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

ENERGY PERFORMANCE:

Copies of the Energy Performance Certificates (EPCs) for the subjects are available upon request.

REFERENCE:

ESA3157

VIEWING:

Strictly by appointment through the sole letting agents.

FURTHER INFORMATION

DM Hall Agency
17 Corstorphine Road
Edinburgh
EH12 6DD

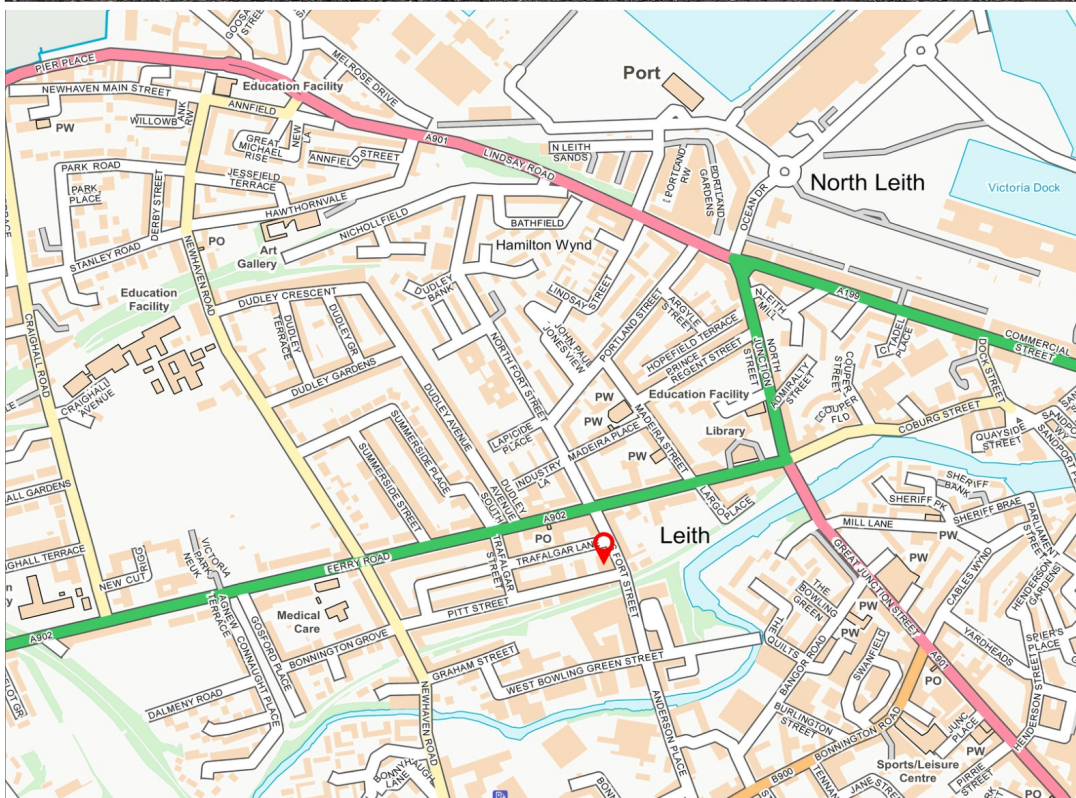
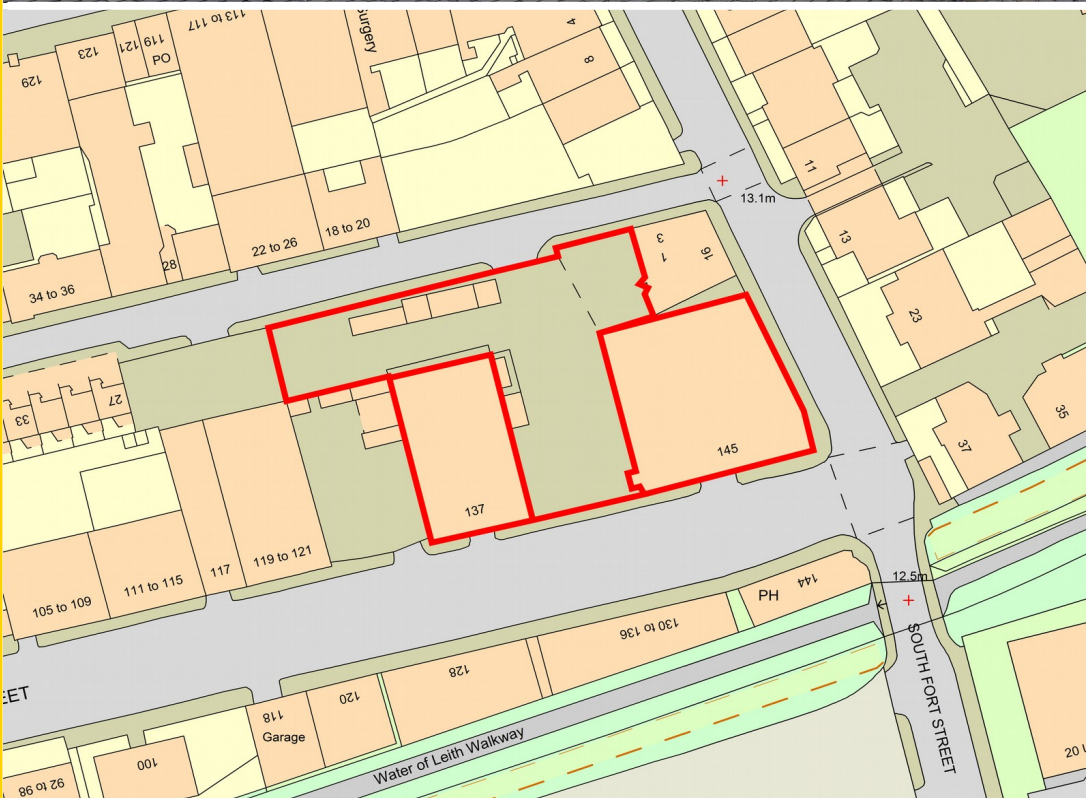
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