

# DM HALL

## Short Term Let

**Industrial unit and  
yard — Available in  
whole or in part**

**145 - 145A Pitt  
Street  
Edinburgh  
EH6 4DE**

**658 SQ M  
7,085 SQ FT  
Yard: 0.125 HA  
0.31 AC**



# Property Details

- Suitable for a variety of uses
- Industrial unit with secure yard
- Unrestricted on street parking
- Attractive location with easy access to Ferry Road
- Available in whole or in part

## 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 one industrial unit of brick construction benefitting from the following:

- Electrically operated roller shutter loading door
- Suspended fluorescent tube lighting
- Office accommodation
- Toilet facilities.
- Minimum eaves height of 4.29 m
- 3 phase power supply
- Large, secured yard with access gates at either end
- Unrestricted on street parking

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows:

| FLOOR  | ACCOMMODATION        | SQ M  | SQ FT |
|--------|----------------------|-------|-------|
| Ground | Warehouse and office | 658   | 7,085 |
| FLOOR  | Hectares             | Acres |       |
| Yard   | 0.125                | 0.31  |       |



# Property Details

## TENURE:

The subjects are available on a short term let for a term to be agreed up to 12 months. The subjects are available in whole or our client may consider leasing the yard and unit separately. The yard is available from 01.09.24

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is C.

## NON DOMESTIC RATES:

According to Scottish Assessors' Association website, 145 Pitt Street has a Rateable value of £25,800 per annum and 145A Pitt Street has a Rateable Value of £15,800

Further information of rates payable can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

## PROPOSAL:

The subjects are available in whole or in part. The unit at 145 Pitt Street is available for offers over £22,000 per annum plus VAT and the yard at 145A available from 01.09.24 for offers over £22,000 per annum plus VAT. The yard and unit are available in whole for offers over £40,000 per annum plus VAT.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which will be payable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents.

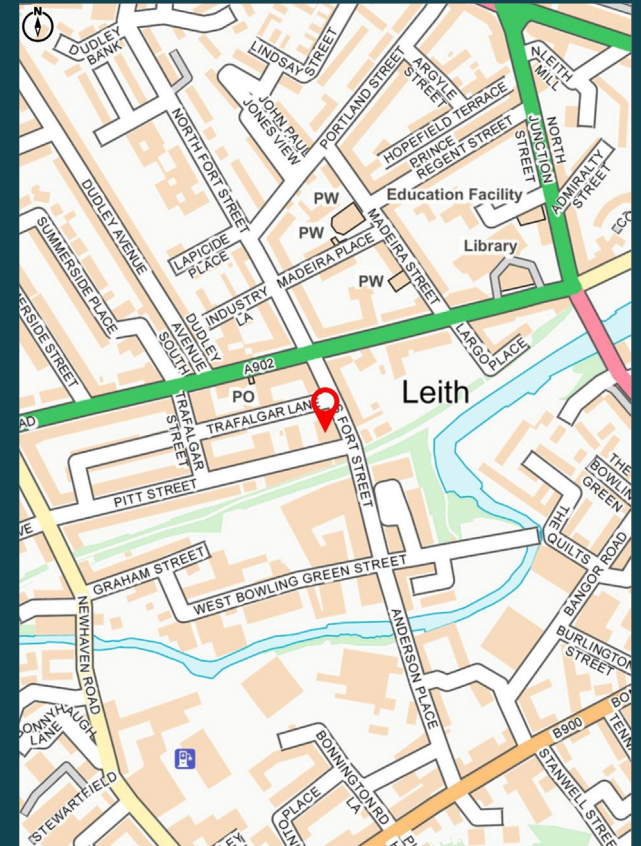
## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

**DM HALL**



Regulated by  
**RICS**



## Make an enquiry

Harry Pattullo MSc  
Ian Davidson

[edinburgh@dmhall.co.uk](mailto:edinburgh@dmhall.co.uk)

**DM Hall Commercial**  
17 Corstorphine Road, Murrayburn House  
Edinburgh, EH12 6DD

0131 624 6130

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