

# Drysdale & COMPANY

Joint agency with

**B&S**  
**Burns & Shaw**  
Property Consultants

TO LET

57 West Harbour Road(Units 3&4)  
Edinburgh  
EH5 1PP

Self contained industrial unit with workshop and modern office space.

Secure yard extending to 1061 sq.m

G.I.A 627 sq.m (6749) sq.ft)



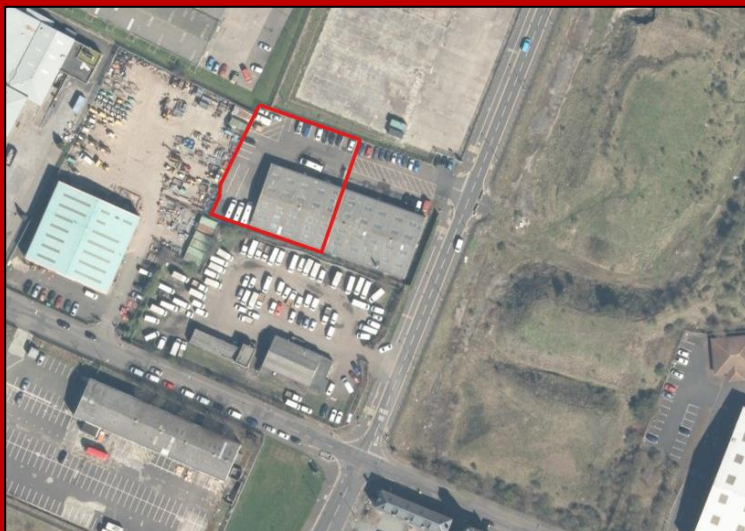
Drysdale and Company  
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## Location

The property is situated on West Harbour Road and accessed from Chestnut Street in the Granton area of Edinburgh, approximately 3 miles north of the city centre. The surrounding area is predominantly industrial and commercial in nature and a large number of residential apartments are situated to the north of the property.

Easy access is provided to a number of local trunk roads, drive time to the Queensferry Crossing is around 25 minutes, and 20 minutes south west to the City Bypass and Central Scotland motorway network.



## Description

The property comprises an end terraced single storey industrial workshop unit with modern office space contained within a steel framed and brick built building with shallow pitched roof. 3.1m minimum eaves height with 2 electric roller shutters provided to the front and side elevations. A stud partition wall currently divides the workshop space into two areas. Basic office and toilet accommodation services the larger workshop area.

Modern, high quality office accommodation has been developed within the unit extending to approximately 108 sq.m (1163 sq.ft). The office benefits from uPVC framed and double glazed windows and gas fired central heating.



There are 2 large open plan offices, one meeting room, 2 smaller individual offices, a kitchen and ladies and gents toilet facilities.

Shared access is available from Chestnut Street, with the property surrounded by security fencing. The yard area is surfaced and extends to approximately 1061 sq.m.

Space easily available currently for 20 cars plus 8 coaches

## Lease Terms

The property is available to lease on Full Repairing and Insuring terms.

Rent P.O.A, term negotiable. Please make contact for further information.





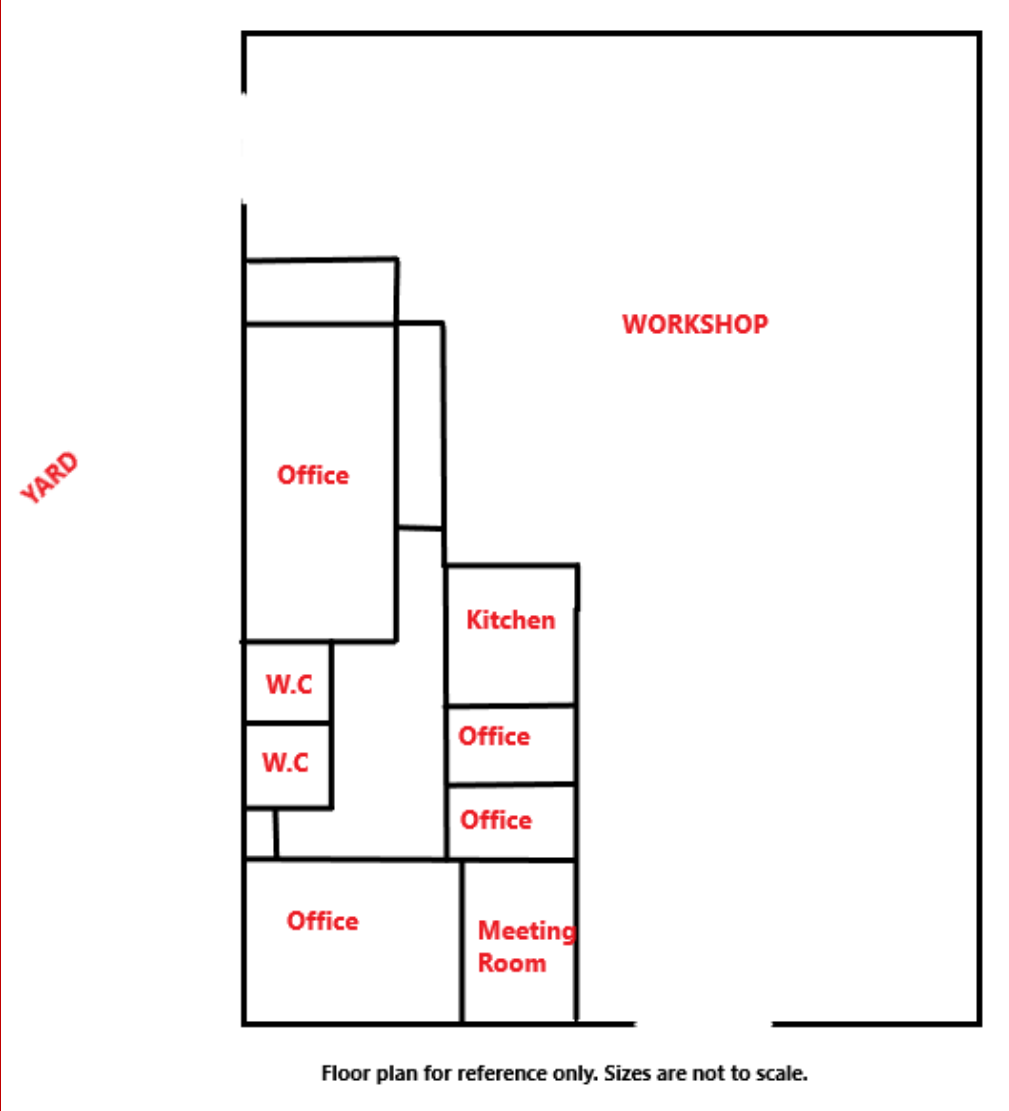
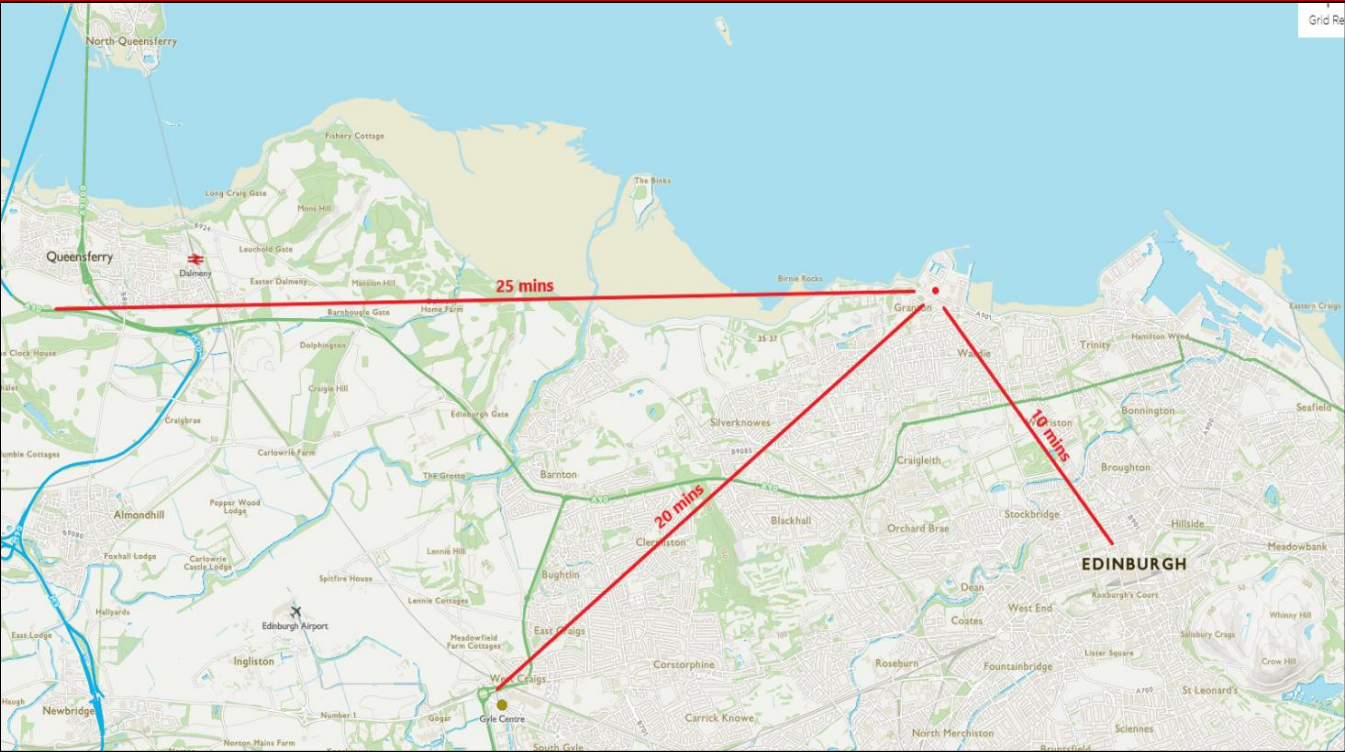
### Rateable Value

Shed and offices £24,425  
Yard £2,650



### EPC

EPC rating – D. Available on request



Floor plan for reference only. Sizes are not to scale.





All enquiries:

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/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. A list of Partners can be obtained from any of our offices. Date of Publication: January 2021

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