



2,391 SQ FT

Unit 1B, Bonnington Trade Centre
Edinburgh EH6 5BQ



- Prime Trading Estate
- Excellent Prominence to Bonnington Road
- Flexible Open Plan Storage and Office Accommodation
- Available For Immediate Entry

Location

Bonnington Trade Centre occupies a highly prominent position on the corner of Bonnington Road and Pilrig Street, approximately 1.5 miles north of Edinburgh City Centre.

The surrounding area provides a mix of predominantly residential and commercial users, however Bonnington Trade Centre provides a well-established retail and trade park destination.

The subjects are well located for access by car and public transport as they sit between Ferry Road, which provides access to the Forth Road Bridge/M9, Airport and Leith Walk which provides a direct link to the city centre.

Description

Unit 1B has been fully refurbished both internally and externally to include new metal profile over clad roof, new rendering and a resurfaced yard area.

The unit benefits from an excellent level of parking and a shared yard.

The accommodation also benefits from the following specification:

- Open plan with some tenant fit out
- Kitchen facilities
- WC facilities
- Roller shutter access
- Gas fired heating (recently installed)
- Shared yard area
- Parking to the front of the unit

EPC

The property has an EPC Rating of 'C'.

Accommodation

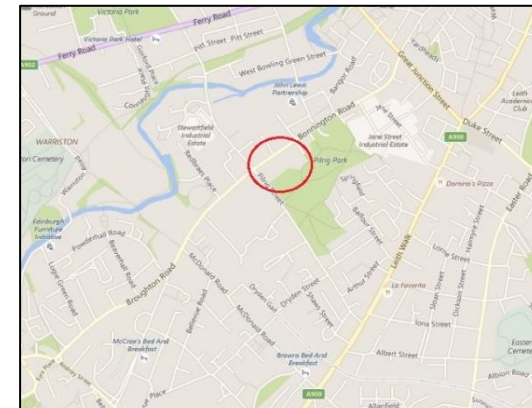
The gross internal area extends to approximately 222.16 sq m (2,391 sq ft) measured in accordance with RICS Code of Measuring Practice (6th) Edition.

Date of Entry

On conclusion of Missives.

VAT

VAT will be payable on all outgoings at the prevailing rate.



Lease Terms

The accommodation is let on Full Repairing and Insuring terms until 14 November 2017. The lease may be sublet or assigned and a longer term can be secured from the landlords.

Further information is available from the sole letting agents.

Legal Costs

Each party will be responsible for their own legal costs however the incoming tenant will be liable for Land and Buildings Transaction Tax, Registration Dues, and VAT.

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Further Information and Viewings

Further information and viewing arrangements can be obtained by contacting the sole agents.

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