

# TO LET

INDUSTRIAL SPACE  
7,097 to 21,441 sq ft

3 SHERWOOD INDUSTRIAL ESTATE  
BONNYRIGG, MIDLOTHIAN EH19 3LW



- UPTO 21,441 SQ FT
- UNIT A: 14,344 SQ FT
- UNIT B: 7,097 SQ FT
- LARGE YARD PROVISION
- OFFICE ACCOMMODATION
- 3.9 METRE EAVES
- FLEXIBLE TERMS AVAILABLE

## LOCATION

3 Sherwood Industrial Estate is located to the South of Bonnyrigg Town Centre off the High Street, Cockpen Road (B704). Bonnyrigg lies 8 miles to the South of Edinburgh City Centre and is well connected to the national motorway network being 1 mile from

the A7 and 3 miles from Edinburgh's City Bypass.

The subjects sit within a busy trading estate with occupiers including; JM Group and Campbell Brothers.

## DESCRIPTION

The subjects comprise of a Steel frame warehouse with full height block work walls and a pitched roof. The unit benefits from:

- Translucent Light Panels
- Sodium lighting
- Concrete floor
- 3.6m x 3.9m Drive in door to unit B.
- Large yard area to the rear.
- Office provision
- Male and Female WC's
- EPC rating: F
- 3.9 metre eaves

The subjects can be taken together or as 2 separate units.

Unit A has recently been used as a community centre and the current fit out may suit a soft play or similar community centre style use.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to approximately:

Unit A	1,332 SQ M	14,344 SQ FT
Unit B	659.3 SQ M	7,097 SQ FT
Total	1,991.3 SQ M	21,441 SQ FT

## LEASE TERMS

Our clients are seeking to let this property on a full repairing lease for a term to be agreed.

## RENT

Available on request.

## RATEABLE VALUE

We have been advised by the Local Assessors that the subjects have a current rateable value of £67,800.

## LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however the ingoing party shall be responsible for any registration dues, land and buildings transaction tax and any other expenses.

## VAT

All prices premiums etc are quoted exclusive of VAT.

## ENTRY

Entry with vacant possession can be given immediately on conclusion of legal formalities.

## VIEWING

For further information or to arrange a viewing, please contact the sole letting agents:

Angus Thomson MRICS  
angus.thomson@ftlinden.com

John Morton MRICS  
john.morton@ftlinden.com

FT Linden Ltd  
28 Stafford Street  
Edinburgh  
EH3 7BD

