

130-132 PITT STREET

EDINBURGH, EH6 4DD


McEwan Fraser Legal
Solicitors & Estate Agents

THE BUSINESS

McEwan Fraser Legal are delighted to present this uniquely positioned mixed-use combination of Industrial/Retail and Office space located in the popular industrial area of Pitt Street; off Newhaven Road.

The unit has been commercially operating for the last 10 as part of Bell Group and has the potential to be developed in a plethora of ways.

The location, size, quality, and layout of this commercial unit on offer makes it ideal for use as a central hub for any company trading/distributing, preparing, or small manufacturing looking for full approach that also has combined retail space already on the footprint.

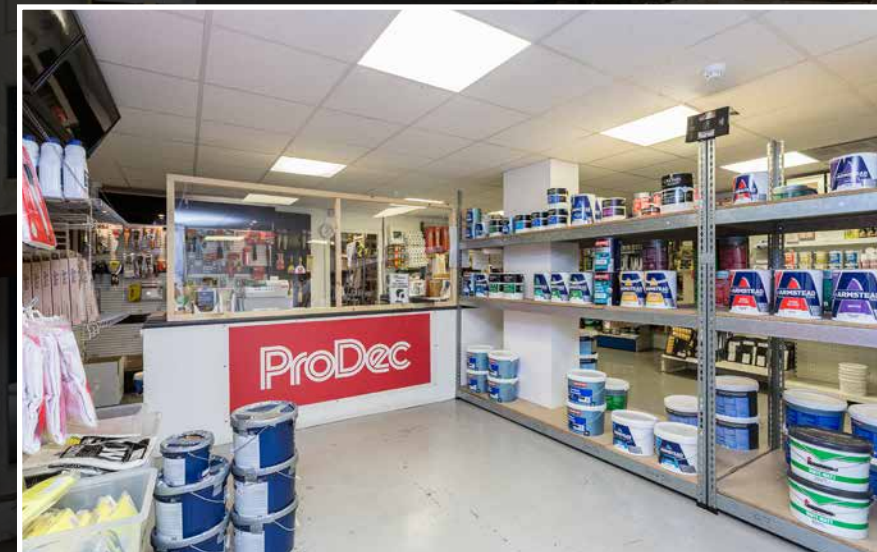
Tenure - Freehold

Services - Gas, electric, telephone, broadband, and water mains serviced.

Viewing: By Appointment.

GROUND FLOOR

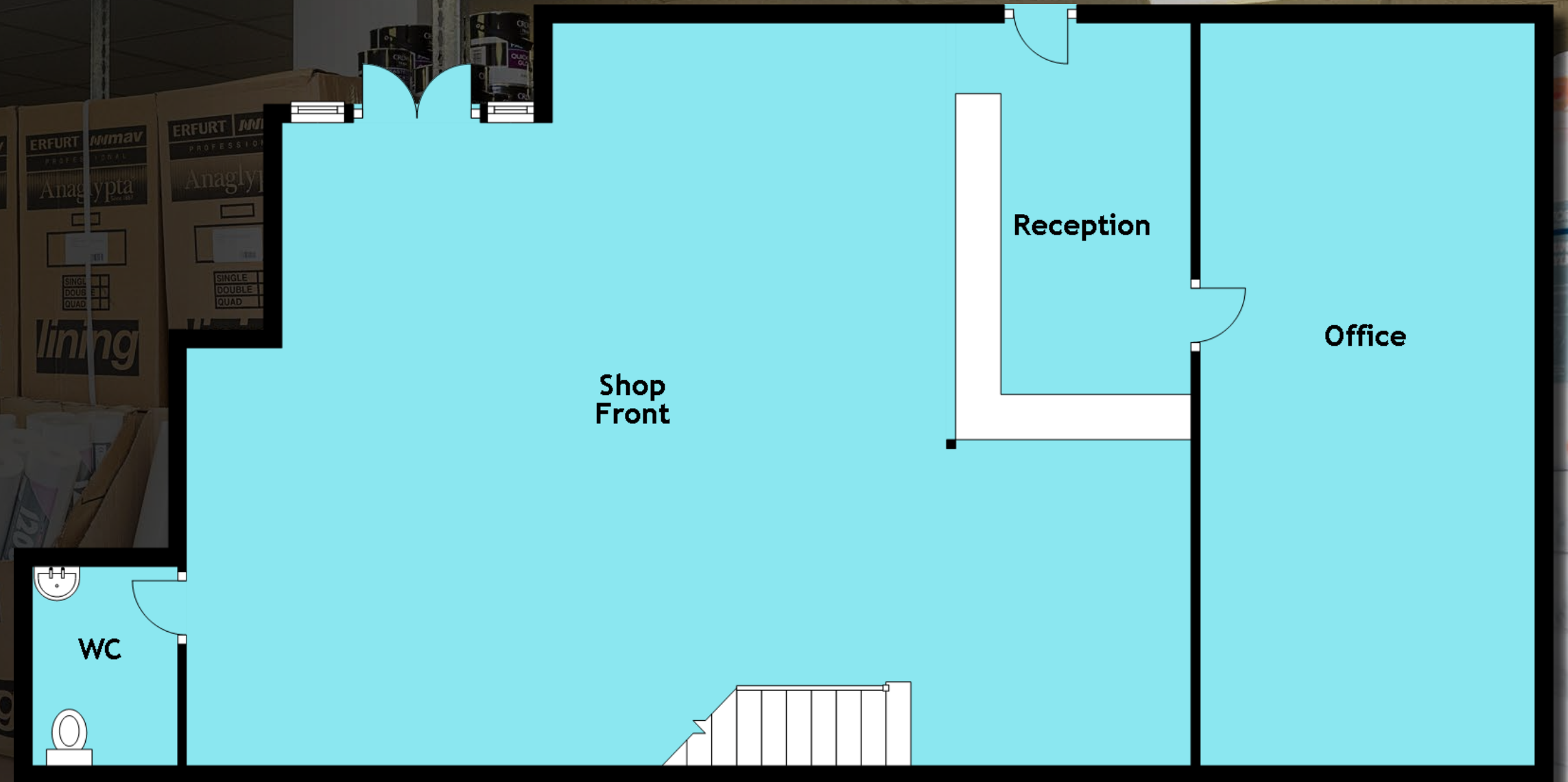
- SHOP FRONT
- RECEPTION AREA
- OFFICE
- WC



GROUND FLOOR

Approximate Dimensions
(Taken from the widest point)

| | |
|------------|--------------------------------|
| Shop Front | 8.40m (27'7") x 7.10m (23'4") |
| Reception | 4.60m (15'1") x 2.60m (8'6") |
| Office | 8.20m (26'11") x 3.70m (12'2") |
| WC | 2.20m (7'3") x 1.60m (5'3") |

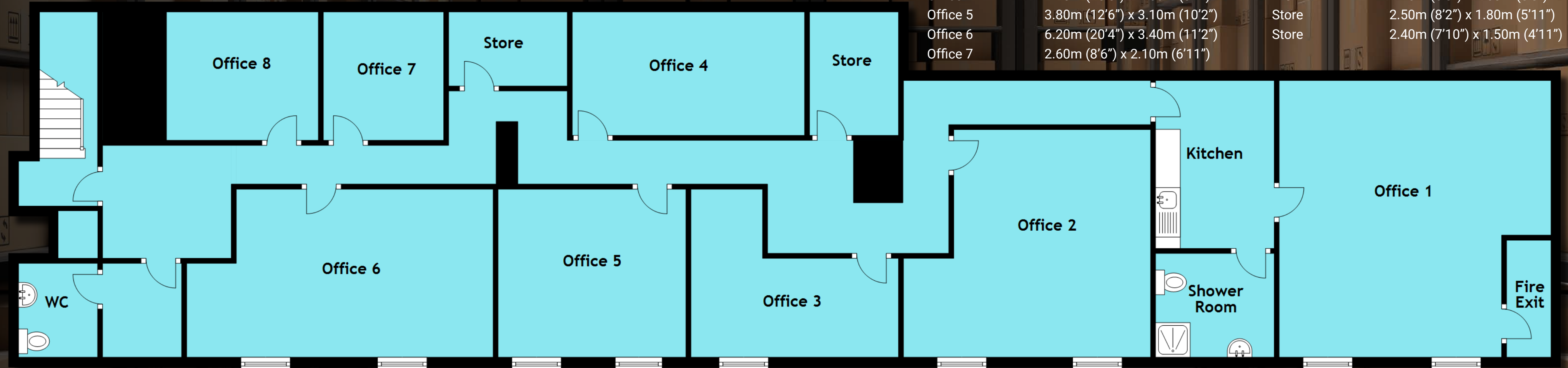


BASEMENT

- 8 OFFICE SPACES
- KITCHEN
- SHOWER ROOM
- WC
- 2 STORE ROOMS



BASEMENT



| | | | |
|----------|-------------------------------|-------------|-------------------------------|
| Office 1 | 5.50m (18'1") x 5.40m (17'9") | Office 8 | 2.60m (8'6") x 2.50m (8'2") |
| Office 2 | 5.00m (16'5") x 4.60m (15'1") | Kitchen | 3.50m (11'6") x 2.60m (8'6") |
| Office 3 | 4.20m (13'9") x 2.00m (6'7") | Shower Room | 2.40m (7'10") x 2.10m (6'11") |
| Office 4 | 4.70m (15'5") x 2.50m (8'2") | WC | 1.90m (6'3") x 1.60m (5'3") |
| Office 5 | 3.80m (12'6") x 3.10m (10'2") | Store | 2.50m (8'2") x 1.80m (5'11") |
| Office 6 | 6.20m (20'4") x 3.40m (11'2") | Store | 2.40m (7'10") x 1.50m (4'11") |
| Office 7 | 2.60m (8'6") x 2.10m (6'11") | | |

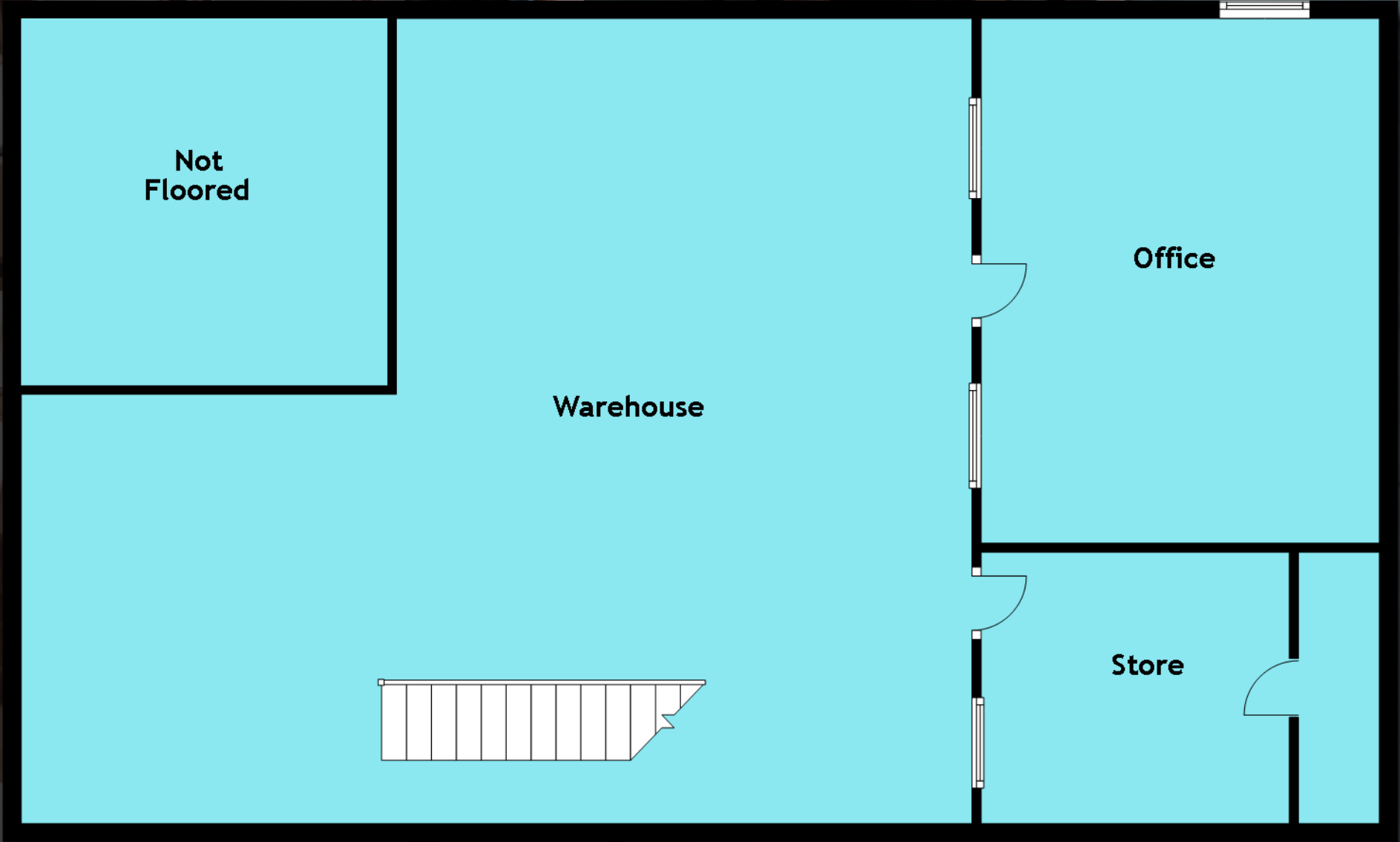
FIRST FLOOR

- WAREHOUSE
- OFFICE
- STORE



FIRST FLOOR

Warehouse 10.50m (34'5") x 8.90m (29'2")
Office 5.80m (19') x 4.40m (14'5")
Store 4.40m (14'5") x 3.00m (9'10")



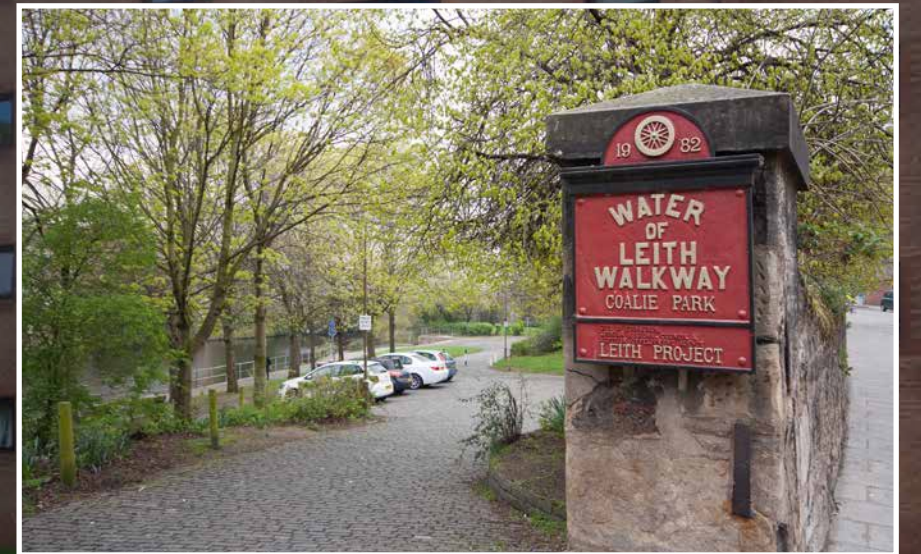
THE LOCATION

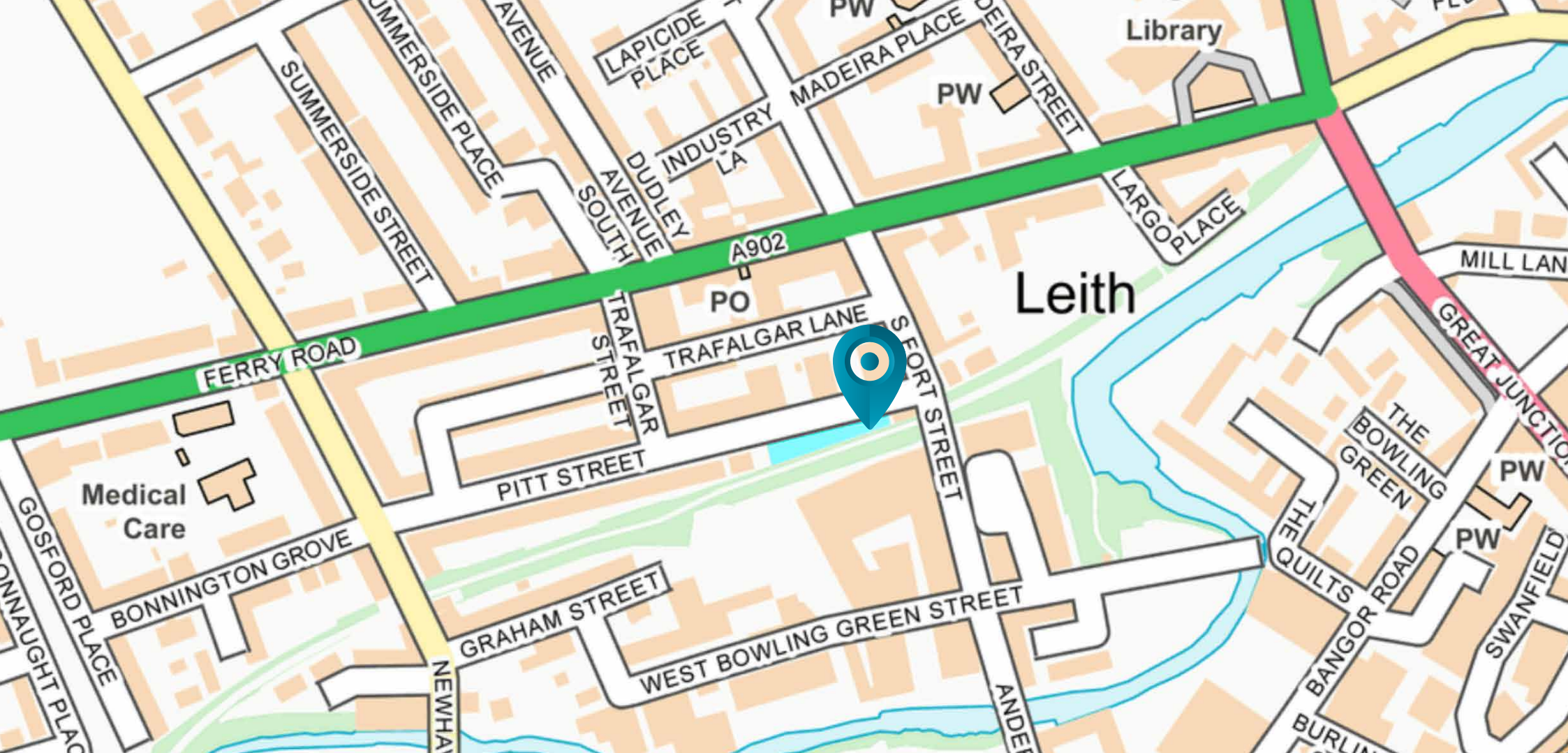
The Water of Leith runs right through the centre of Bonnington which is situated between Ferry Road and Bonnington Road, on the north side of Edinburgh. The area consists of a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing developments.

Throughout Bonnington, there are clusters of local shopping facilities well able to supply all the normal daily requirements. Goldenacre and Great Junction Street provide more extensive facilities, including all the usual banking, building society and Post Office services.

A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk.

East and west communication within the city is very quick and easy using Ferry Road. Nearby, Inverleith Row gives direct access to the city centre and the New Town.





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**Part
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