



UNITS 2-6, TO LET - NEWLY REFURBISHED INDUSTRIAL UNITS

3,250 - 6,545sq. ft. • Parking Area • Prime Location • Mandale Park EH11

RUSSELL ROAD, EDINBURGH, EH11 2LS

High-Quality Industrial Units – Coming Soon

- 3,250 - 6,545 sq. ft.
- Newly refurbished with high-quality finishes
- New concrete/screeded flooring for durability
- 3-phase metered power supply and metered water
- BT connection ducting for seamless connectivity
- Upgraded wall & roofing cladding for enhanced insulation
- New secured entrance doors & electric roller shutters
- New amenity block with a store, disabled WC & kitchentte
- LED warehouse lighting for energy efficiency
- Updated access roads & marked parking bays
- Gated estate with CCTV security for peace of mind
- 10-year insurance-backed defects warranty
- Professional estate management for hassle-free occupancy

Services

The properties benefits from mains supplies of electricity, water and ducted for BT.

Prime Location with Excellent Connectivity

Situated within a short walking distance of the Haymarket transport hub, the site offers easy access to tram, bus, and rail services. It is conveniently located near both Roseburn and Gorgie, with excellent transport links, including the 25 bus route, which runs west to Heriot-Watt University Campus and east through the city centre, passing both main train stations.

Adjacent to the property is the entrance to the new £12 million Green Corridor, a cycle-friendly route connecting the Roseburn cycle path with the Union Canal cycle path. This modern, safe, and convenient link enhances bike travel into the city centre and beyond.

Travel Distances

Road

A720/M8	5 miles
Edinburgh Centre	1.3 miles
Edinburgh Airport	6.2 miles
Queensferry Crossing	10 miles
Livingston	15 miles

Rail

Murrayfield Stadium Tram Stop	0.7 miles
Haymarket Train Station	0.8 miles
West End Tram Stop	1 mile
Edinburgh Waverly Station	2 miles
Edinburgh Airport Tram Stop	6.4 miles

UNIT	SQ. FT.	FLOORS	RENT (PA)	SERVICE CHARGE (PA)*	INSURANCE (PA)	AVAILABILITY
2	4,895	1	£78,900.00 + VAT	£2,000.00 + VAT	£1,250.00 + VAT	AVAILABLE
3	4,540	1	£72,500.00 + VAT	£2,000.00 + VAT	£1,150.00 + VAT	AVAILABLE
4	3,250	1	£52,000.00 + VAT	£1,500.00 + VAT	£850.00 + VAT	AVAILABLE
5	6,545	1	£105,000.00 + VAT	£3,000.00 + VAT	£1,650.00 + VAT	AVAILABLE
6	6,060	1	£97,000.00 + VAT	£3,000.00 + VAT	£1,500.00 + VAT	AVAILABLE

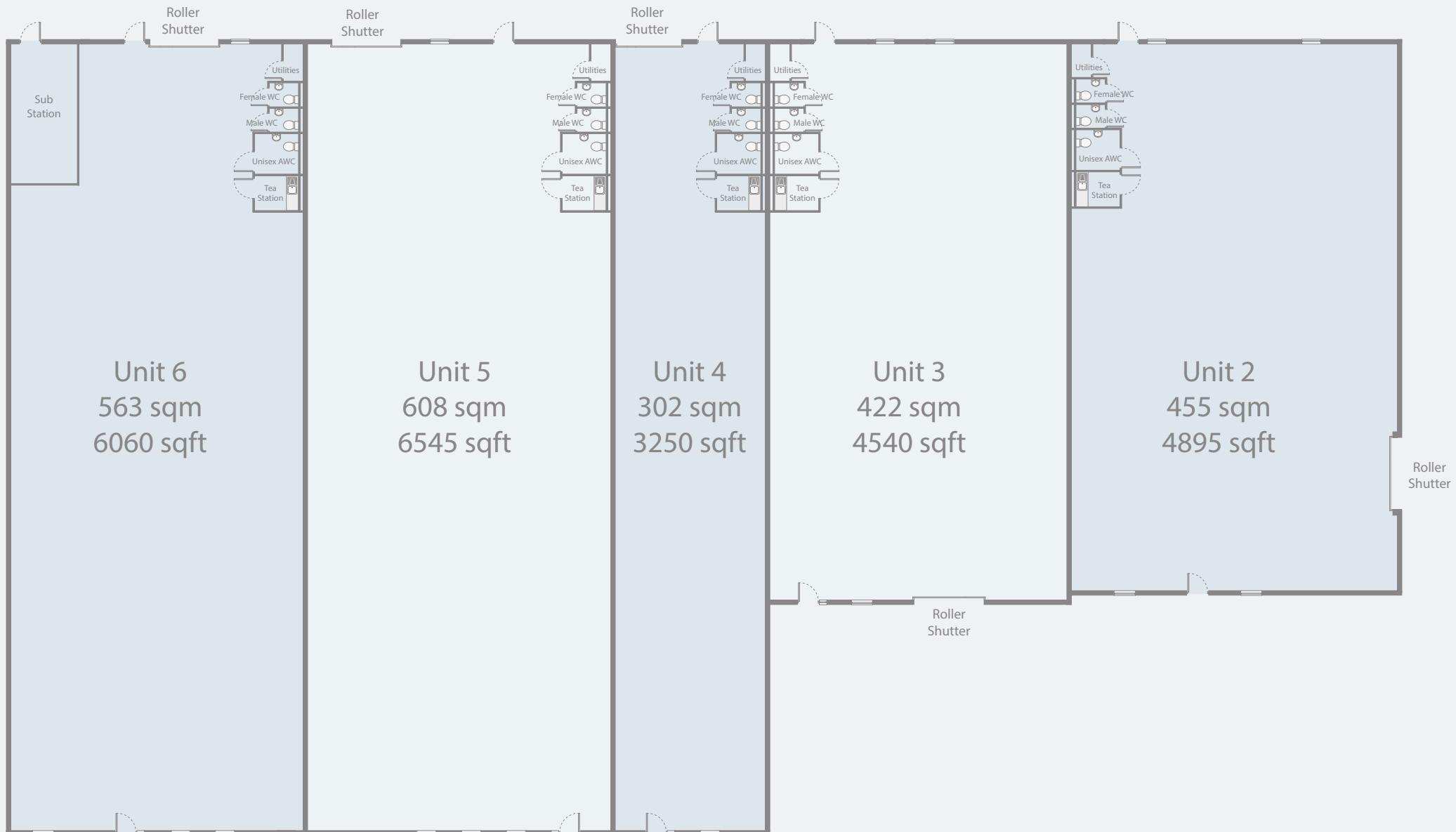
*Please be advised that the service charge is an initial provision and may be subject to annual adjustment.

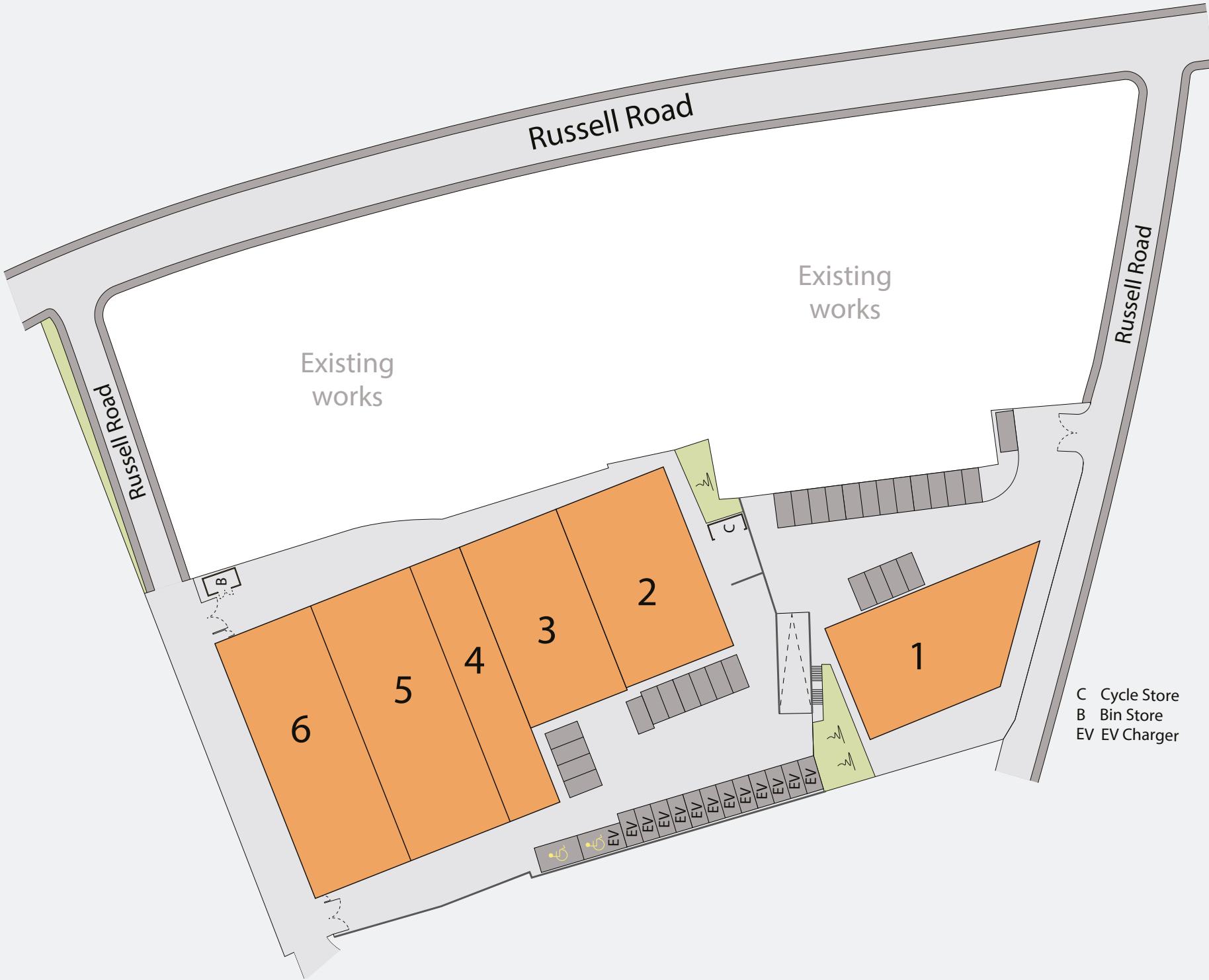




FLY THROUGH

















Mandale Group

CONTACT

For further information
or to arrange a viewing
please contact:

Joe Darragh
m. 07973 908 599
e. joe@mandale.com

Rob Harriman
m. 07739 326 759
e. rob@mandale.com

mandalegroup.com

RUSSELL ROAD,
EDINBURGH,
EH11 2LS

/// steep.appear.starts

A701

A60

Mandale Group advises all interested parties to independently verify property information and seek professional advice. No details provided should be relied upon as facts, and all measurements, photographs, and representations are approximate and non-binding.