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# Swanfield

Swanfield, Leith, Edinburgh, EH6 5RX



The above image shows the generic type of property available on this site.  
The depiction of any specific property or business in this image is not an indication that this property is available to let.

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## To Let

The development comprises manufacturing and business units from approximately 100sqm (1070sqft) to approximately 390sqm (4198sqft)

## Location

Swanfield is strategically located between central Edinburgh and Leith, a few minutes drive from both. Access is from Bonnington Road, which links with Great Junction Street and Newhaven Road. The area is convenient for public transport.

## Description

The units are subject of Class 4 Planning consent and are suitable for a variety of light manufacturing and service activities providing excellent accommodation for a wide range of new and established business. All units are constructed to a high specification, are fully insulated and are provided with toilet facilities. There is a hot & cold water supply to the wash-hand basins and space heating to the main area is by gas warm air heater. Each unit has a 3.05x2.74m(10ft x 9ft) insulated steel sectional overhead door along with a separate timber personnel door.

## Letting Arrangements

The subjects will be available to let on standard full repairing and insuring leases with rent reviews at regular intervals. Tenants will be responsible for business rates, water charges, other outgoings and the Landlords legal costs. Rent details are available on.

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All letting enquires for Tower Street should be directed to:-

J. Smart & Co (Contractors) PLC

28 Cramond Road South, Edinburgh, EH4 6AB

Tel. 0131 336 2181 – Fax. 0131 336 4037 – e-mail. [leasing@jsmart.co.uk](mailto:leasing@jsmart.co.uk)

[www.jsmart.co.uk](http://www.jsmart.co.uk)

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## Site Layout



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