

# To Let / May Sell

PROMINENT INDUSTRIAL /  
WAREHOUSE PREMISES

## Unit 6

BANKHEAD CROSSWAY SOUTH,  
SIGHTHILL INDUSTRIAL ESTATE,  
EDINBURGH EH11 4EX





# EXECUTIVE SUMMARY

- » Situated in Edinburgh's principal industrial / trade location
- » Available now
- » Dedicated car parking / yard included
- » 816 sq m (8,780 sq ft)
- » To be extensively refurbished





## Location

The subject is well located within Sighthill Industrial Estate. The unit benefits from frontage to Bankhead Crossway South and Bankhead Terrace.

Sighthill is one of Edinburgh's busiest industrial locations and is strategically located approximately 4 miles to the west of the city centre, close to Edinburgh Park, The Gyle Shopping Centre, Hermiston Gait Retail Park and South Gyle Industrial Estate.

Sighthill benefits from excellent communication links with easy access to the city centre via the A71, which connects to the A720 City Bypass and M8 and Scotland's main motorway network beyond. Edinburgh Airport is situated approximately 10 minutes drive from the property.

South Gyle and Edinburgh Park Railway Station are within close proximity, whilst the Tram stop is located a short walk away from the units.

## Description

The property comprises a mid terraced industrial unit of steel portal frame construction with a profile metal clad roof. The external of the building has been painted and rendered. The property also benefits from the following specification:

- 3 phase power
- Minimum eaves height of 4.57m
- Vehicle roller shutter door with a height of 4.24m and a width of 6.31m
- External dedicated parking / yard area
- WC facilities
- Tea preparation areas
- Concrete floor

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th edition) to find the Gross Internal Area to be approximately 816 sq m (8,780 sq ft).

## Refurbishment

This property is due to be extensively refurbished prior to entry. More details are available upon request.

## Terms

The subjects are offered either for lease for a period to be agreed. In addition, enquiries for the purchase of the premises as a whole will be considered. Full details available from the joint marketing agents.

## Business Rates

We have been advised by the Local Assessors department that the premises has a rateable value of £36,800 resulting in rates payable (2019/2020) of approximately £18,032 per annum.

## Energy Performance Certificate

Available on request.

## VAT

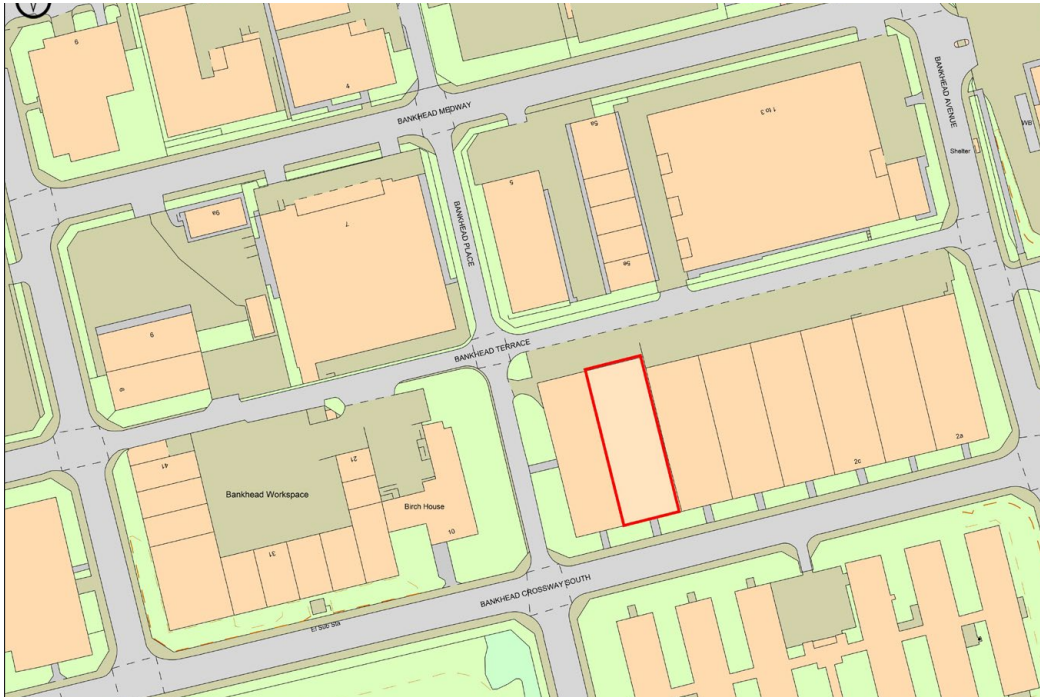
All prices quoted are exclusive of VAT

## Legal Costs

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.







## Viewing & Further Information



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### IMPORTANT NOTICE:

**1.** These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

**2.** The agents have no authority to give any representation other than these particulars in relation to this property. Intending tenants take the property as they find it. **3.** The agents are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the tenants. **4.** All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. **5.** A list of Partners can be obtained from any of our offices.

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