

PRELIMINARY INFORMATION



1,068 SQ M (11,500 SQ FT)

www.bankheadindustrialestate.co.uk

Unit 15,
32 Bankhead Drive,
Edinburgh EH11 4EQ

- NEARBY OCCUPIERS INCLUDE Screwfix, Howdens, Dingbro, Wet Rooms, Safestore, Plumb Centre, Macron, Fire Glass, Eurocell and Ceilings2Floor.



LOCATION

This is a prominent mid-terraced industrial unit which fronts directly onto Bankhead Drive, the main circular road for Sighthill Industrial Estate.

The estate is approximately 4 miles west of the city centre and benefits from immediate access to the Edinburgh City Bypass and the M8 (Edinburgh-Glasgow motorway). The estate is well situated to serve not only Edinburgh city centre but also central Scotland via the motorway network.

The unit is within easy walking distance (2 minutes) of the Bankhead Tram Stop providing quick and easy access to the Airport and city centre destinations.



DESCRIPTION

This property comprises a mid-terraced industrial unit with 1st floor offices facing Bankhead Drive and with vehicle access to the rear. The unit is situated between Safestore and Screwfix and benefits from dedicated car parking (with separate access) to the front and shared additional visitor car parking at the rear.

The minimum eaves height is approximately 7.5m and as mentioned above there is office accommodation at 1st floor level on the north side of the building with Reception and meeting area below.

This property will be refurbished prior to entry being offered to the next tenant. Specification of the refurbishment can be provided on request.

Floor plans of the unit are also available by contacting the agents noted on page 4.

ACCOMMODATION

We estimate the gross internal area of the unit to be as follows:

Unit 15	1,068 sq m	(11,500 sq ft)
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TERMS

The unit is available on a full repairing and insuring basis and for a lease term to be agreed. For information on the rent required please contact Neil McAllister or Cameron Whyte of Ryden, contact details on page 4.



RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:

Rateable Value: £81,400.

Once this property is refurbished and the existing plant and equipment removed, the rateable value for the unit is likely to be reduced. An indication of the rateable value can be provided.

SERVICE CHARGE

A service charge for the common maintenance and management of the estate will apply. For further details please contact the agents noted below.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

ANTI-MONEY LAUNDERING

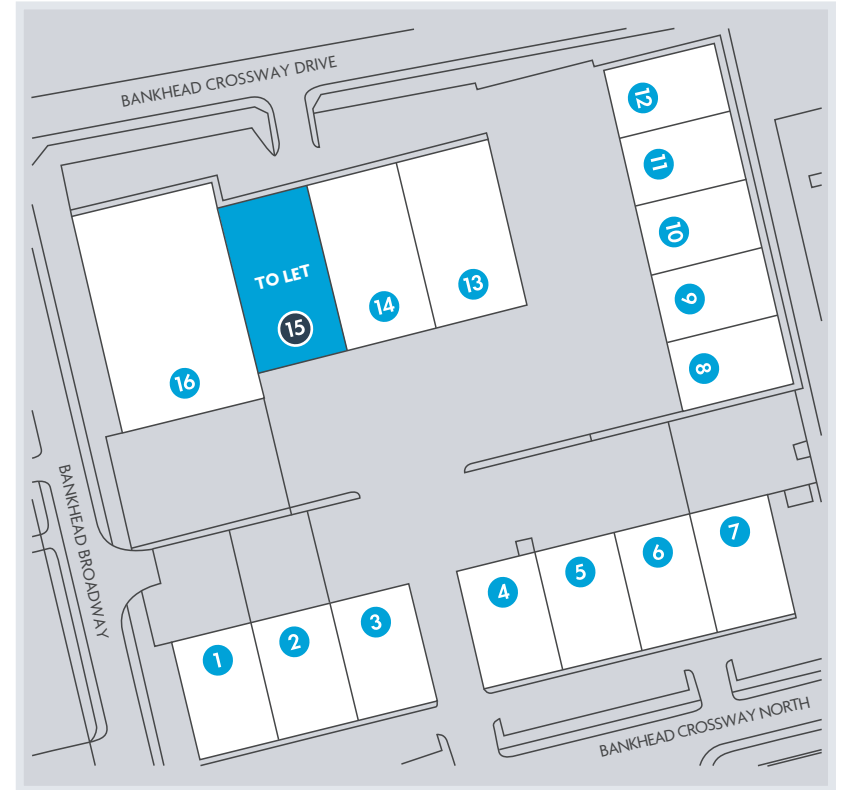
A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.

VIEWING AND FURTHER INFORMATION

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