

PRELIMINARY INFORMATION



Unit 3,  
6C Bankhead Crossway North,  
**Edinburgh** EH11 4BP

- **AVAILABLE Q2 2022**
- NEARBY OCCUPIERS INCLUDE Screwfix, Howdens, Dingbro, Wet Rooms, Safestore, Plumb Centre, Macron, Fire Glass, Eurocell and Ceilings2Floor.



## LOCATION

This unit is situated at the entrance to Bankhead Industrial Estate and also fronts directly onto Bankhead Crossway North. Bankhead is located within Sighthill Industrial Estate which is one of Edinburgh's most established and accessible industrial/trade locations, being on the west side of the city centre and close to the bypass and Scotland's motorway network.

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 walking distance of the Bankhead Tram Stop providing quick and easy access to Edinburgh Airport and also the city centre.



### DESCRIPTION

A prominent end of terrace industrial/trade unit of steel portal frame construction with offices at first floor level at the front of the building. The minimum eaves height is 7.5m and the unit benefits from a small fenced yard to the rear of the building accessed via a pedestrian fire exit door and also a roller shutter door. Generally the property is fitted and decorated to a good standard and some refurbishment works will be carried out before an entry date is offered.

Floor plans are available on request.

### ACCOMMODATION

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

<b>Unit 3</b>	<b>660 sq m</b>	<b>(7,109 sq ft)</b>
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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 please contact Neil McAllister or Cameron Whyte of Ryden, contact details on page 4.



### RATING ASSESSMENT

We understand from the local Assessor's department that the property is currently rated as follows:

Rateable Value: £45,800.

### 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.

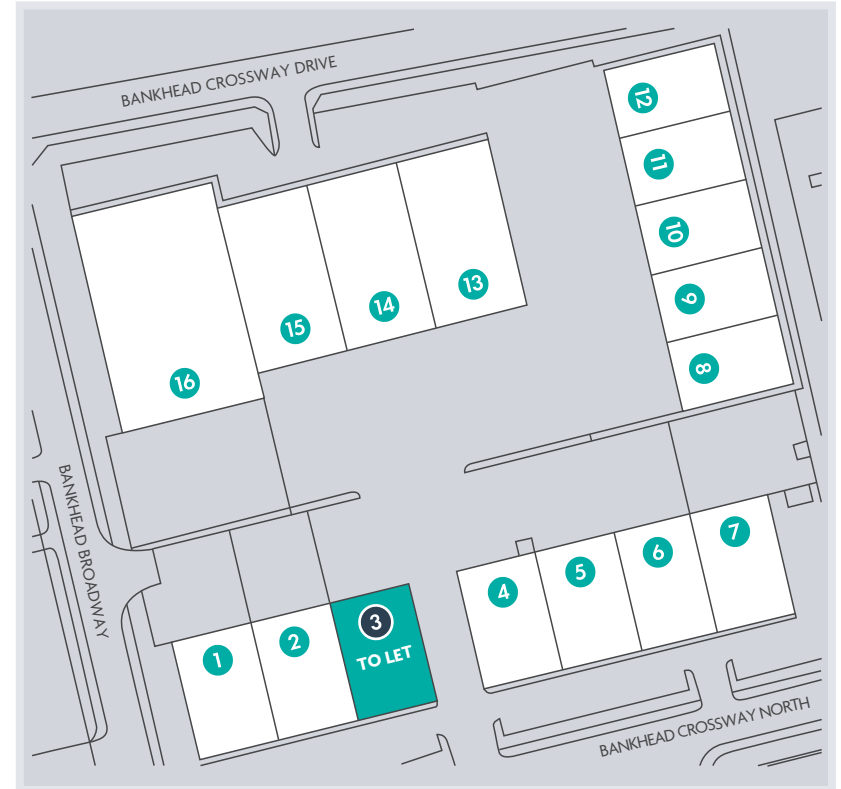
### VIEWING AND FURTHER INFORMATION

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