

Industrial/Trade Premises with First Floor Offices

6G Bankhead Crossway North, Bankhead Industrial Estate,
Sighthill, Edinburgh, EH11 4BP

Bankhead Unit 10 INDUSTRIAL ESTATE

- 498 SQ M (5,365 SQ FT)
- RENT: £43,500 PER ANNUM
- OTHER OCCUPIERS ON THE ESTATE INCLUDE SCREWFIX, HOWDENS, DINGBRO, WETROOMS, SAFESTORE AND THE EDINBURGH BEER FACTORY



PRELIMINARY INFORMATION



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Bankhead Unit 10 INDUSTRIAL ESTATE

Location

The unit is prominently situated within Bankhead Industrial Estate, Sighthill which is one of Edinburgh's principal industrial locations. 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 generally well situated to serve not only Edinburgh itself but also Central Scotland via the motorway network (M8, M90 and M9).

The unit is mid-terraced and situated within the busy Bankhead Industrial Estate, part of the larger Sighthill Industrial Estate.

Sighthill Industrial Estate is one of Edinburgh's largest gatherings of mainly industrial and trade occupiers and is situated on the west side of the city with good access to the Edinburgh City Bypass and the M8/M9 motorways beyond. Edinburgh Airport is also within 10 minutes' drive.

Description

This mid-terraced industrial unit is arranged internally to provide production/storage accommodation at ground floor level with office accommodation on the first floor. The property has a 3 phase power supply, vehicle access door and a separate pedestrian access/reception entrance.

Toilet facilities are on the ground floor and overall the property will be fitted and decorated to a good standard, once the dilapidations are completed. Ample car parking is provided at the front of the unit for both staff and visitors.

Accommodation

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

UNIT 10	498 sq m	(5,365 sq ft)
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Terms

The unit is available on a full repairing and insuring lease and at the following rent exclusive of VAT.

Unit 10 - £43,500 per annum.

Rating Assessment

We have been informed by the Local Assessor's department that the property is currently assessed for rating purposes at £39,400. A new tenant of this building will have the opportunity to appeal the above rating assessment.

Service Charge

A service charge for the common maintenance and management of the estate will apply. Further details are available on request.

Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request. The current rating is D+.



www.bankheadindustrialestate.co.uk

Standard Life
Investments

Ryden.co.uk
0131 225 6612

Viewing & Further Information

This property is available to view on an accompanied basis and by contacting the agent. For any further information on this premises please do not hesitate to contact Ryden.

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