

TO LET Unit 1

Prominent industrial/trade premises with offices and secure yard.

NOW REFURBISHED



Unit 1,
6C Bankhead Crossway North,
Bankhead Industrial Estate,
Sighthill, **Edinburgh** EH11 4BP

- **692 SQ M (7,451 SQ FT)**
- **NOW REFURBISHED AND AVAILABLE FOR IMMEDIATE OCCUPATION**
- **PROMINENT LOCATION**
- **NEARBY OCCUPIERS INCLUDE** Screwfix, Howdens, Dingbro, Wet Rooms, Safe Store, Plumb Centre, Plumbstore, Eurocell And Ceilings2floor

www.bankheadindustrialestate.co.uk



LOCATION

This is a prominently situated end-terraced industrial unit on the corner of Bankhead Crossway North and Bankhead Broadway within Sighthill Industrial Estate which is one of Edinburgh's main industrial and trade 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 well situated to serve not only Edinburgh city centre but also central Scotland via the motorway network.

The unit is within walking distance of a tram stop (on Bankhead Drive) giving access to the Airport and city centre.



DESCRIPTION

This property has just been extensively refurbished to include a new Kingspan profile clad roof and a complete overhaul internally to include the following:

- REFURBISHED, OPEN PLAN FIRST FLOOR OFFICE ACCOMMODATION
- NEW ELECTRICALLY OPERATED ROLLER SHUTTER DOOR
- NEW ENTRANCE DOOR WITH ELECTRONIC ROLLER SHUTTER, LED LIGHTING IN THE WAREHOUSE AND OFFICES
- NEW ENHANCED SPECIFICATION WC FACILITIES INCLUDING ACCESSIBLE TOILET

The minimum eaves height in the main warehouse is 7.5m and to the rear of the unit is a secure yard.

Floor plans and a detailed specification of the refurbishment of this unit is available on request.

ACCOMMODATION

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

Unit 1	692 sq m	(7,451 sq ft)
--------	----------	---------------

TERMS

The unit is available on a full repairing and insuring basis or a term to be agreed. For information on the rent required, please contact Neil McAllister, Alan Herriot or Cameron Whyte.

RATING ASSESSMENT

We understand from the local Assessor's Department that the property is currently assessed for rating purposes as follows:

Rateable Value: £50,600.

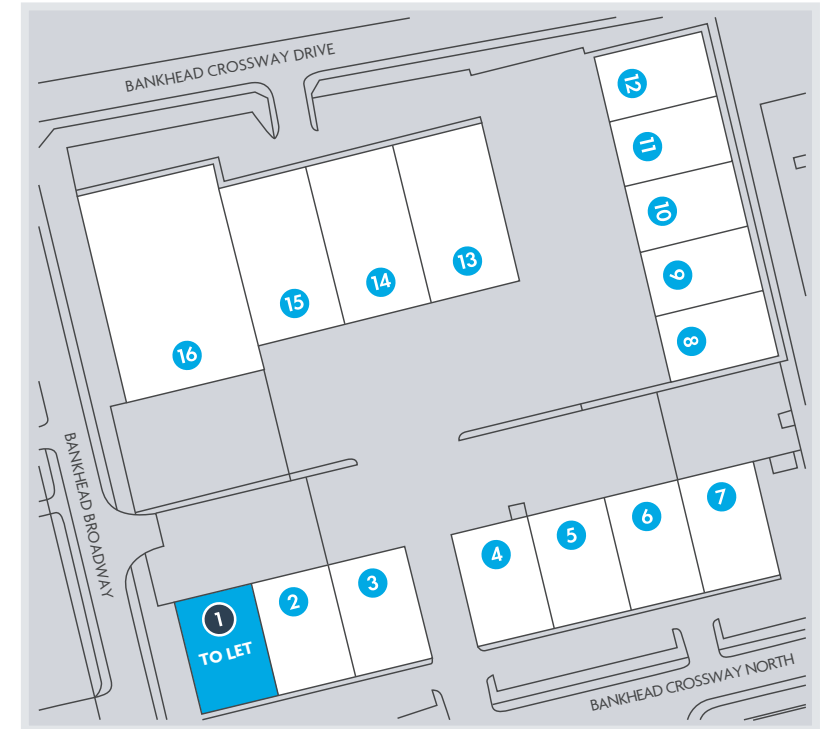
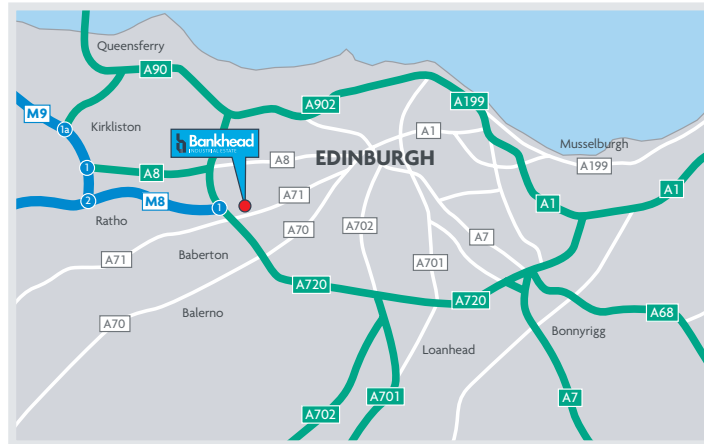
SERVICE CHARGE

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

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate for the building is available on request.

www.bankheadindustrialestate.co.uk



VIEWING AND FURTHER INFORMATION

Neil McAllister
neil.mcallister@ryden.co.uk

Alan Herriot
alan.herriot@ryden.co.uk

Cameron Whyte
cameron.whyte@ryden.co.uk

Ryden.co.uk
0131 225 6612

Aberdeen Standard Investments is a brand of the investment businesses of Aberdeen Asset Management and Standard Life Investments.

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. May 2019. Alamo Design 01924 471114.