

TO LET Unit 1

Prominent industrial/trade premises with offices and secure yard.

UNDERGOING REFURBISHMENT



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

- **692 SQ M (7,451 SQ FT)**
- AVAILABLE - LATE 2018
- EXTENSIVE REFURBISHMENT WORKS NOW UNDERWAY
- OTHER OCCUPIERS INCLUDE SCREWFIX, HOWDENS, DINGBRO, WET ROOMS, SAFESTORE AND THE EDINBURGH BEER FACTORY



LOCATION

This end-terraced unit is prominently situated on the corner of Bankhead Crossway South and Bankhead Broadway within Sighthill Industrial Estate 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 but also Central Scotland via the motorway network. The unit is also within walking distance of a tram stop (on Bankhead Drive) which gives direct access to the airport and city centre.

DESCRIPTION

This property is an end of terrace industrial/trade unit with the benefit of a secure yard at the rear. The unit will be available later this year and will shortly be comprehensively refurbished to include the following:

- New Kingspan profile clad roof and rooflights.
- Refurbished cladding to elevations.
- Refurbished open plan office accommodation.
- Refurbished warehouse with new, automatic roller shutter door.
- New entrance door set with electronic roller shutter.
- New LED lighting to warehouse and offices, new boiler serving office areas.
- New enhanced specification WC facilities including accessible toilet.

The main works/storage area has a minimum eaves height of 7.5m and vehicle access to the secure yard is via an electrically operated roller shutter door.

Toilet facilities are provided at ground floor level and to the front of the unit there is car parking for staff and visitors.

Floor plans are available on request and also a summary of the specification of the proposed refurbishment work.

ACCOMMODATION

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

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

The unit is available on a full repairing and insuring basis. Please contact Neil McAllister or Alan Herriot, Cameron Whyte or Finlay Miller for further information on the rent required.

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.

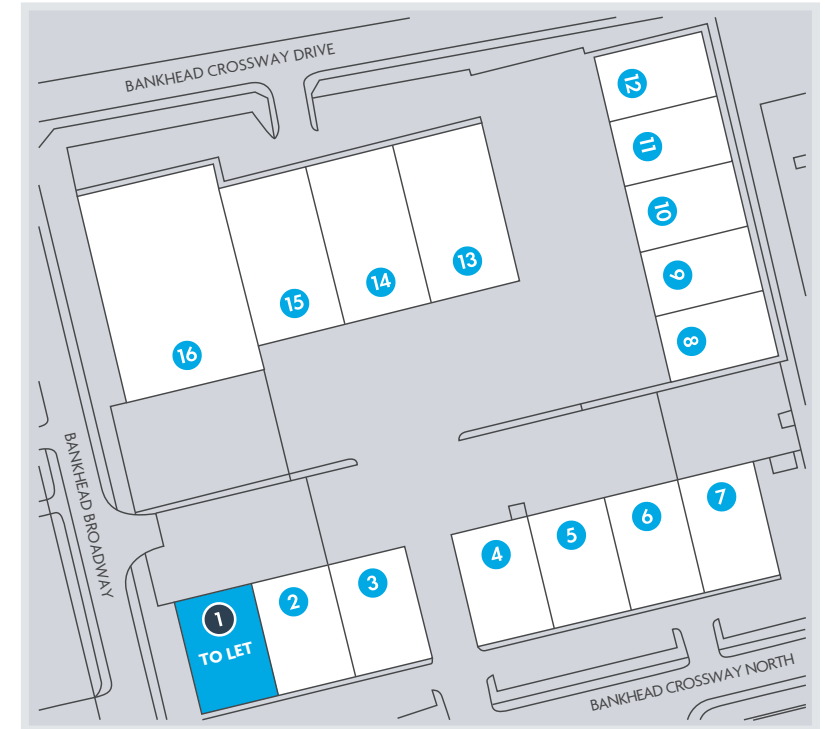
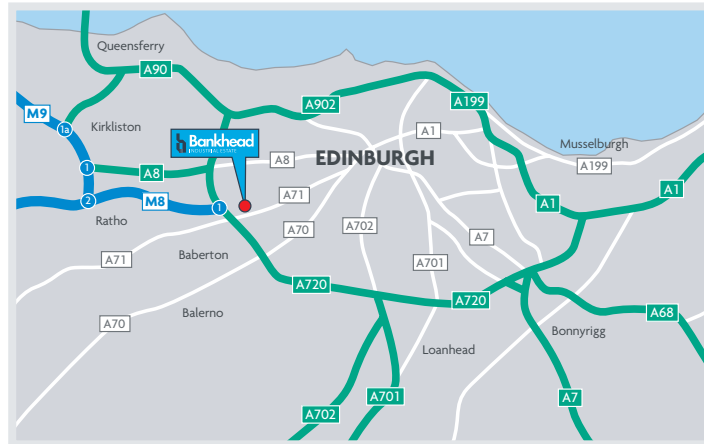
SERVICE CHARGE

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

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available on request.

www.bankheadindustrialestate.co.uk



FURTHER INFORMATION AND VIEWING

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