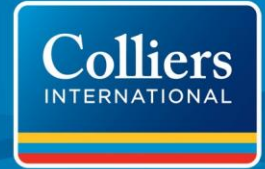


TO LET

SECURE INDUSTRIAL PREMISES WITH PRIVATE YARD



CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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94 Bankhead Crossway North
Sighthill
Edinburgh
EH11 4DT

- Stand-alone industrial unit
- Dedicated yard area of 5,275 sq ft (490 sq m)
- Off street parking for 5 cars
- Available immediately

2,913 sq ft (271 sq m)

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Conference Square
EDINBURGH
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94 Bankhead Crossway North, Sighthill, Edinburgh, EH11 4DT

LOCATION

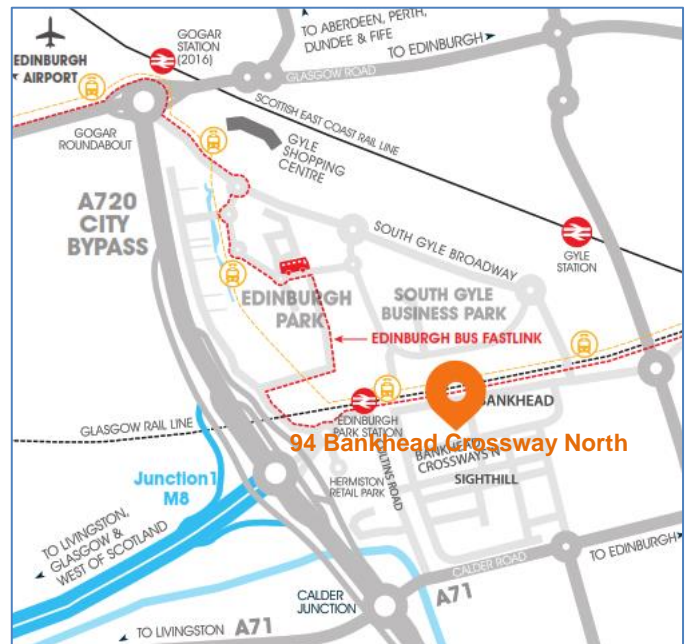
The unit is located within Sighthill, one of Edinburgh's principal industrial locations, approximately 4 miles west of the city centre, benefiting from immediate access to the Edinburgh City Bypass and the M8 (Edinburgh-Glasgow) motorway. The estate is well situated to serve not only Edinburgh but also Central Scotland via the motorway network (M8, M90 and M9). The site is halfway down Bankhead Crossway North accessed via Bankhead Broadway or Bankhead Drive. Surrounding occupiers include Thornbridge, Screwfix, Howdens, Dingbro, Brandon Hire and Safe Store. Edinburgh Park station and the tram stop at Bankhead are both within close proximity.



DESCRIPTION

The subjects comprise a stand-alone industrial unit, salient points as follows:

- Masonry built unit with pitched clad roof incorporating translucent panels
- Solid concrete floor
- Ground floor is a mixture of workshop, office and WC/kitchen accommodation
- 1st floor level with 2 offices
- 3 phase electricity
- Gas central heating to offices
- Vehicular access via roller doors
- Parking to front
- Fenced dedicated yard of 5,275 sq ft (490 sq m)



ACCOMMODATION

The Gross Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), at 2,913 sq ft (271 sq m).

RATEABLE VALUE

According to Scottish Assessors the Rateable Value of the unit is £19,400.

LEASE TERMS

The premises are available on a Full Repairing and Insuring basis for a term to be agreed.

EPC RATING

An EPC certificate is available on request.

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

February 2019.

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