

TO LET

A Glenalmond Investments Development

TRADE COUNTER/BUSINESS PREMISES

Bankhead Business Parc, Bankhead Medway, Sighthill Industrial Estate, Edinburgh EH11 4EY

AVAILABLE NOW



Substantial speculative development in an established business location

Units ranging from 1,999 sqft to 9,938 sqft

Unit 5 Now Let

Minimum eaves of 6.2m

Ryden.co.uk
0131 225 6612



0131 240 7500

LOCATION

The subjects are situated within Sighthill Industrial Estate, one of Scotland's premier industrial localities lying approximately 5 miles to the west of Edinburgh City Centre and benefiting from excellent road links to Scotland's motorway network.

The location has unrivalled access to Scotland's major motorway network via Edinburgh city bypass (A720, M8, A8, M90 and A90). Edinburgh Airport is located 3 miles west with the Edinburgh tram network within close proximity.

More specifically the subjects are located on Bankhead Medway with immediate adjoining occupiers to include Screwfix, Tool Station, Plumbstore and Eurocell.

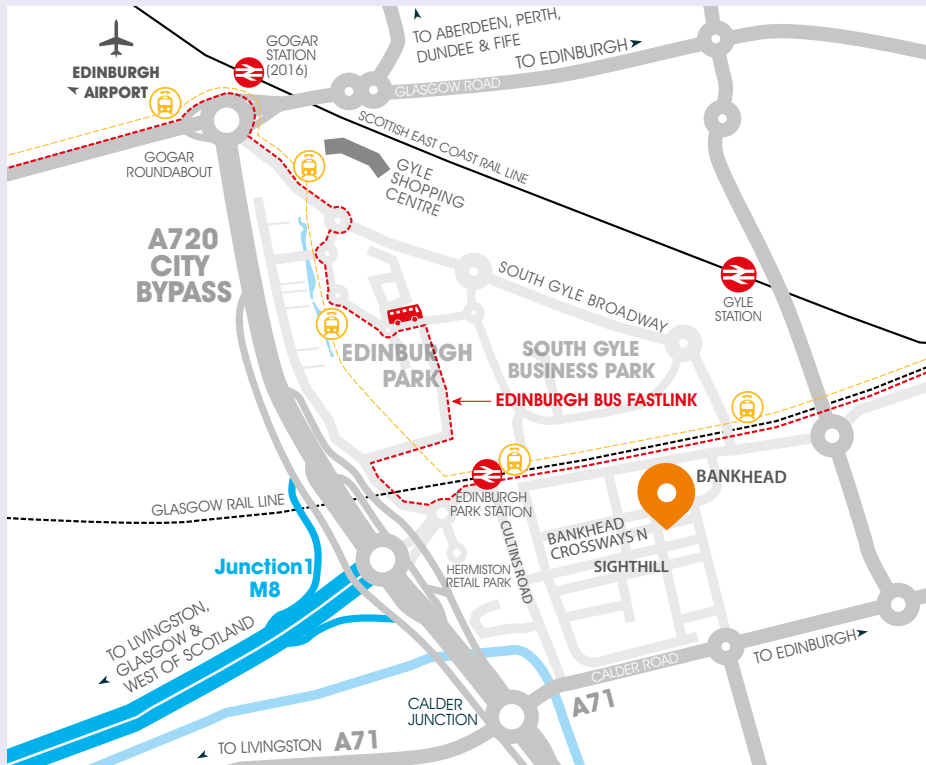
DESCRIPTION

The subjects are to be developed to provide a single parade of industrial/trade counter units of steel portal frame construction with insulated cladding. Internally each unit benefits from concrete floors and a single WC.

Externally each unit benefits from designated pedestrian and commercial access doors as well as shared use of the common yard.

Units are to be constructed to a high standard to include the following specification:

- Clear span steel portal frame construction
- Minimum eaves of 6.2m
- Commercial access via up and over insulated doors
- Pedestrian access via double glazed doors under a glazed canopy
- WC facilities
- Tea preparation area
- Demised car parking
- Integrated mezzanine level





ACCOMMODATION

Unit	SQ FT	SQ M
Unit 1	3,941	366
Unit 2	1,999	185
Unit 3	1,999	185
Unit 4	1,999	185
Unit 5	LET	

The premises are available as a whole or in part in multiples of 1,999 sqft.

ENERGY PERFORMANCE CERTIFICATES

A copy of the energy performance certificates will be provided on obtaining practical completion.

TERMS

The premises are available on new Full Repairing and Insuring leases for terms to be agreed. Further information is available from the sole letting agents.

SERVICE CHARGE

There is a small service charge for the maintenance of the common areas.

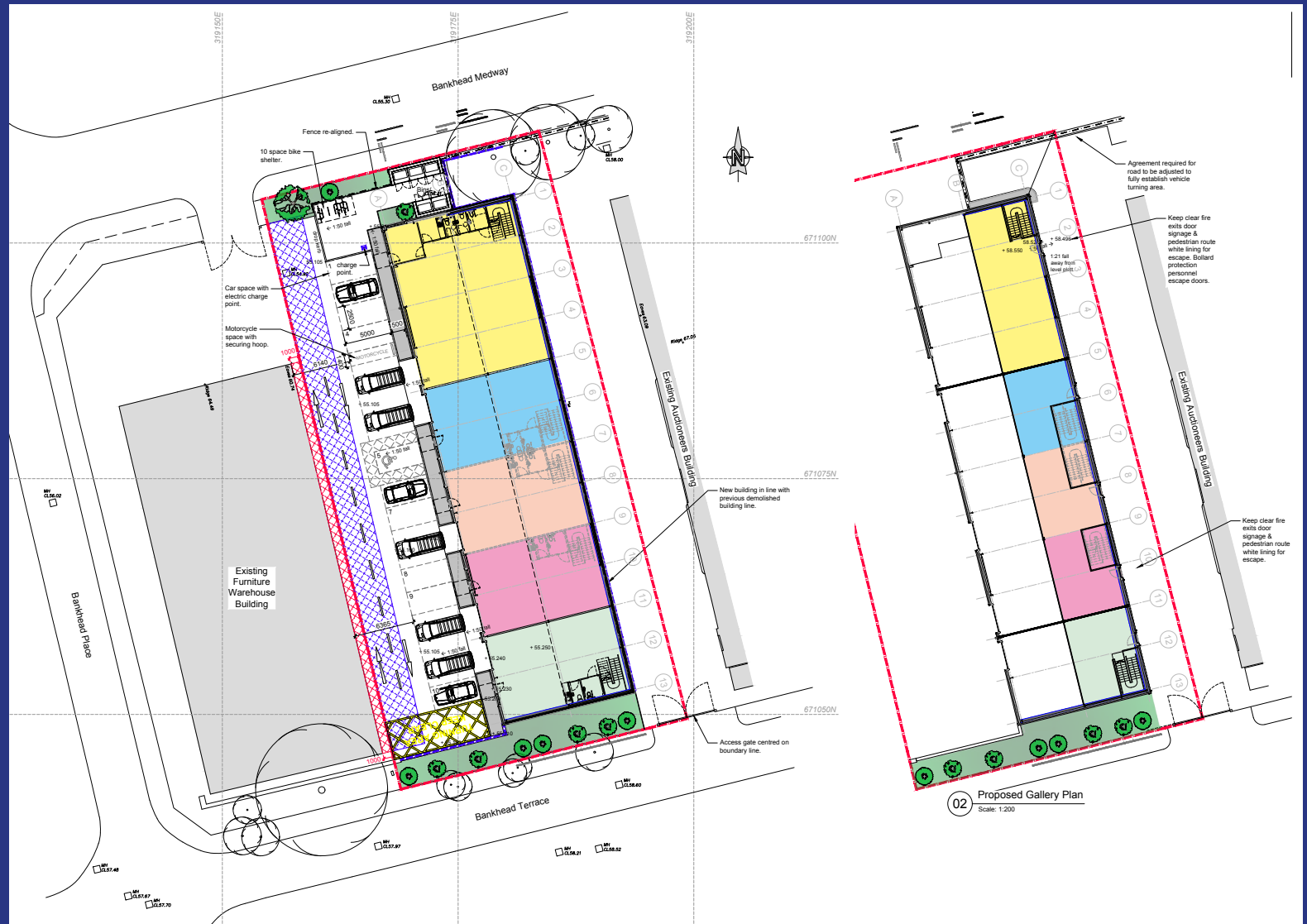
Further details available on request.

BUSINESS RATES

To be assessed.

VAT

VAT will be applicable at the prevailing rate.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction and in the normal manner; the purchaser will be liable for any LBTT, registration dues and VAT thereon.

FURTHER INFORMATION

To arrange a viewing, or to request further information, please contact the joint letting agents:

Alan Herriot
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Lewis Pentland
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