

TO LET

INDUSTRIAL UNIT

RETAIL WAREHOUSE

1-3 Bankhead Medway
Edinburgh, EH11 4BY



HERMISTON
GAIT RETAIL
PARK

NOVATEL
HOTEL

NATIONAL
RECORDS OF
SCOTLAND

EDINBURGH
PARK RAILWAY
STATION

BANKHEAD
INDUSTRIAL
ESTATE

LLOYDS
BANKING
GROUP

LOCATION

- » 5 miles west of city centre
- » Excellent access to M8/City Bypass
- » 5 minutes walk to Tram Halt
- » 10 minutes walk to Hermiston Gait Retail Park
- » 12 minutes walk to Edinburgh Park Railway Station

CITY
BYPASS

CATALYST
TRADE PARK

CALDER ROAD

SIGHILL
TRAM HALT

HMRC

THE SUBJECT
PREMISES



EXECUTIVE SUMMARY

- » Highly visible site within Sighthill Industrial Estate
- » Excellent transport links
- » Extends to 3,480 sq. M (37,458 sq. Ft)
- » Short terms deal available
- » Subdivision possible
- » Attractive Landlord's fit out contribution available
- » Benefits from Retail Warehouse consent & also Class 3 restaurant consent



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 benefits from excellent road links to Scotland's motorway network adjacent. Sighthill Industrial Estate could be considered one of the premier industrial localities around Scotland's capital city. More specifically the subjects are prominently located on the corner of Bankhead Avenue and Bankhead Terrace to the north east of Sighthill Industrial Park.

DESCRIPTION

The subjects comprise an industrial unit of steel construction and currently provide good warehouse accommodation for retail purposes. The subjects are currently being used as a furniture showroom, auction house, restaurant and a large storage area. The site also benefits from private car parking. a proposed layout of the refurbished units can be provided on request

ACCOMMODATION

We have calculated the gross internal area of the subjects to extend to approximately 3,480 sqm (37,458 Sq Ft)

RATEABLE VALUE

In accordance with the Scottish assessor's association, we have been advised that the subjects have a rateable value of £155, 250. the unified business rate is presently set at £0.499, excluding water and sewage, which are levied separately.

VAT

Vat may be chargeable on the quoting rent.

LEGALS

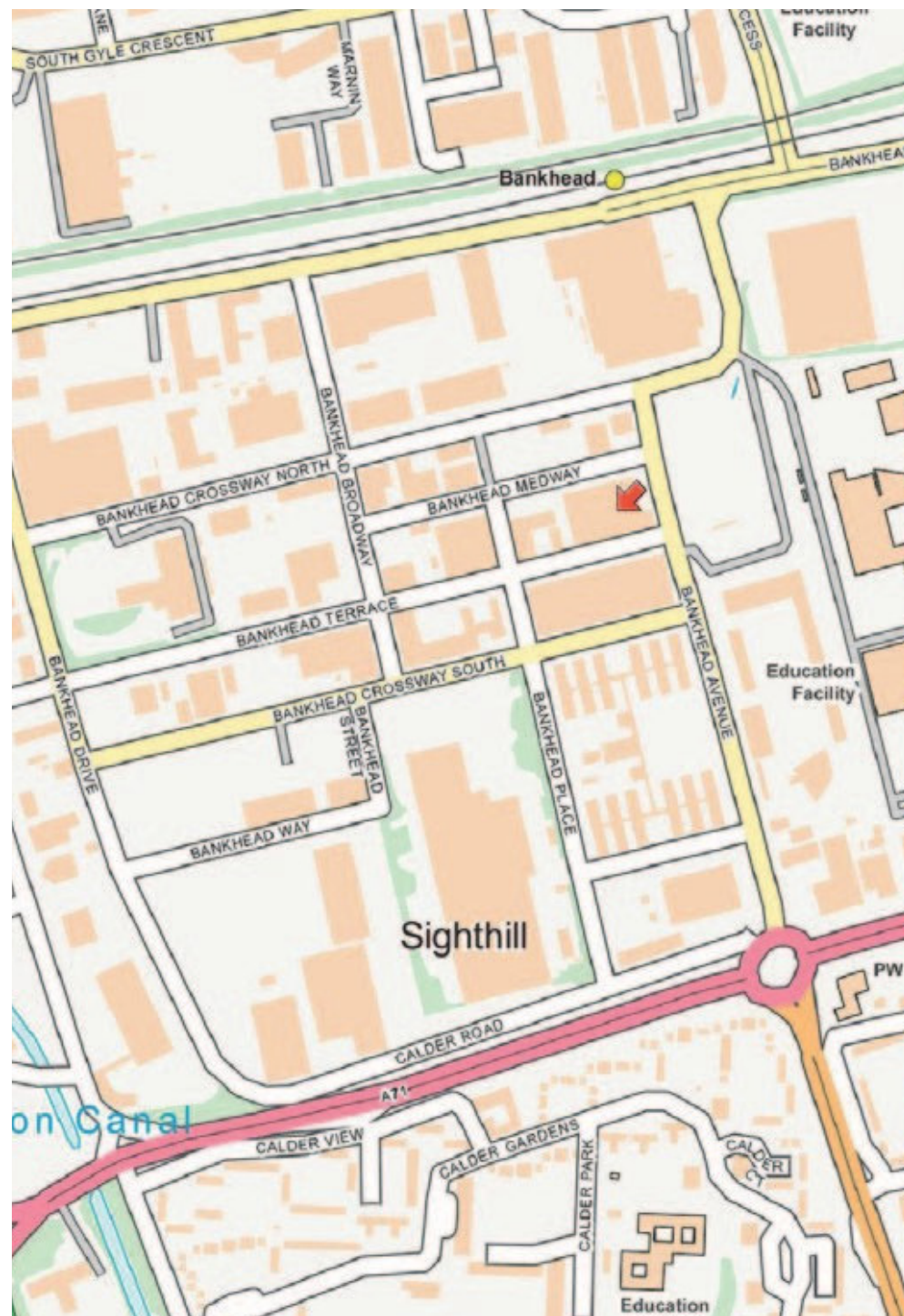
Each party to bear their own legal expenses incurred relating to this transaction.

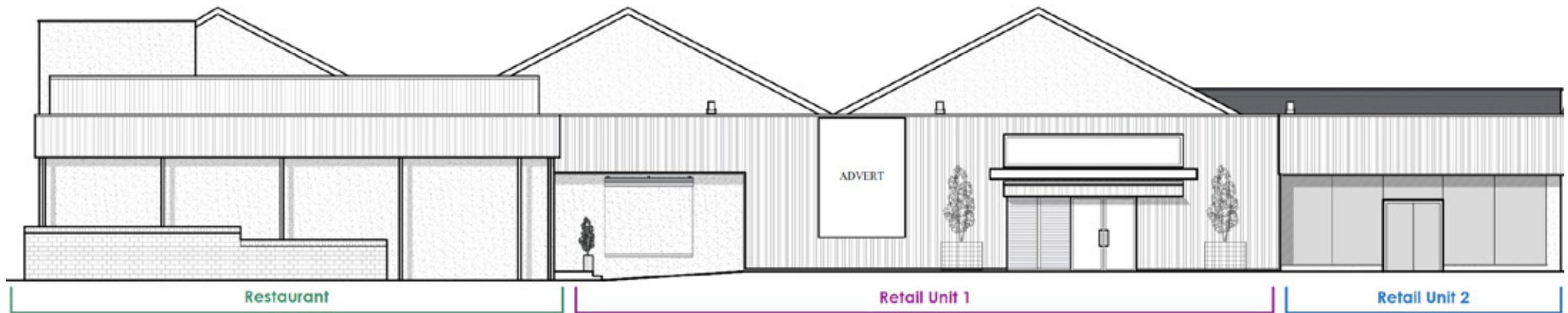
EPC

A copy of the EPC Certificate is available upon request.

RENT

Further information will be provided upon request.





Viewing & Further Information

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SIBBALD**

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2. The agents have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3. The agents are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5. A list of Partners can be obtained from any of our offices.

FEBRUARY 2018