



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](#)
www.alliedsurveyorsscotland.com



TO LET

Unit 2, 23 Bankhead Terrace, Sighthill Industrial Estate, Edinburgh, EH11 4DY

- ✔ Prime workshop in highly sought after industrial location with 3 allocated parking spaces
- ✔ Situated 4-miles west of Edinburgh City Centre and only 2 minutes from A720 City Bypass
- ✔ Approximate Gross Internal Area 188.62 sq m (2,030 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



ALLIED SURVEYORS SCOTLAND

LOCATION

Sighthill Industrial Estate enjoys a strategic location situated approximately 4 miles west of Edinburgh city centre. It is ideally positioned for access to the principal road networks including the Edinburgh City Bypass (A720) and M8 interchange at Hermiston Gait.

The subjects form part of the popular Bankhead Workspace development which is accessed off Bankhead Terrace, close to the junction of Bankhead Place. The adjoining units in the development are occupied by a range of companies including Francey Joiners, Scot Shirts, Boundless Workshop and Artisan Roofing.

Access to public transport is available within a short walking distance including bus stops and the Bankhead tram stop.

DESCRIPTION

The subjects comprise a mid-terraced industrial unit of concrete frame construction arranged over ground floor level. The accommodation is of standard specification with concrete flooring, painted blockwork walls and fluorescent strip wall lights.

The unit is entirely open plan with exception of a small office which has been formed at the front left of the unit with a WC and tea preparation area just off. The property benefits from electric roller door access alongside a pedestrian door entrance and emergency pedestrian exit to the rear of the unit.

It forms part of a highly popular development of light industrial units/workshops set around a central courtyard.

There are also three allocated spaces situated outside the property.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate Gross Internal Area:

188.62 sq m (2,030 sq ft)

RENT

Our client is seeking offers over £18,500 per annum to grant a new lease on FRI terms.

VAT

The property is elected so VAT on rent will be applicable.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C.

A copy of the recommendation report is available on request.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £14,900 effective 1st April 2017. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is served by mains electricity (3 phase) and water. There is a gas meter but it is unconnected to a supply.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any LBTT and Registration Dues.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc.

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455/07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons) | Tel. 0131 357 4455

Bernadetta.Majewska@alliedsurveyorsscotland.com