

REFURBISHED WAREHOUSE OPPORTUNITY

LOCATED IN THE HEART OF EDINBURGH'S
PREMIER INDUSTRIAL / BUSINESS AREA

ESTABLISHED INDUSTRIAL LOCATION

FLEXIBLE TERMS AVAILABLE

RECENTLY REFURBISHED TO A HIGH STANDARD

5 MINUTES WALK FROM NAPIER UNIVERSITY

PROMINENT ARTERIAL ROAD LOCATION

TO LET

21,635 Sq Ft (2,010 Sq M) of Industrial / Warehouse Space



SIGHTHILL ONE

1- 3 (UNIT C) BANKHEAD MEDWAY, SIGHTHILL, EDINBURGH, EH11 4BY

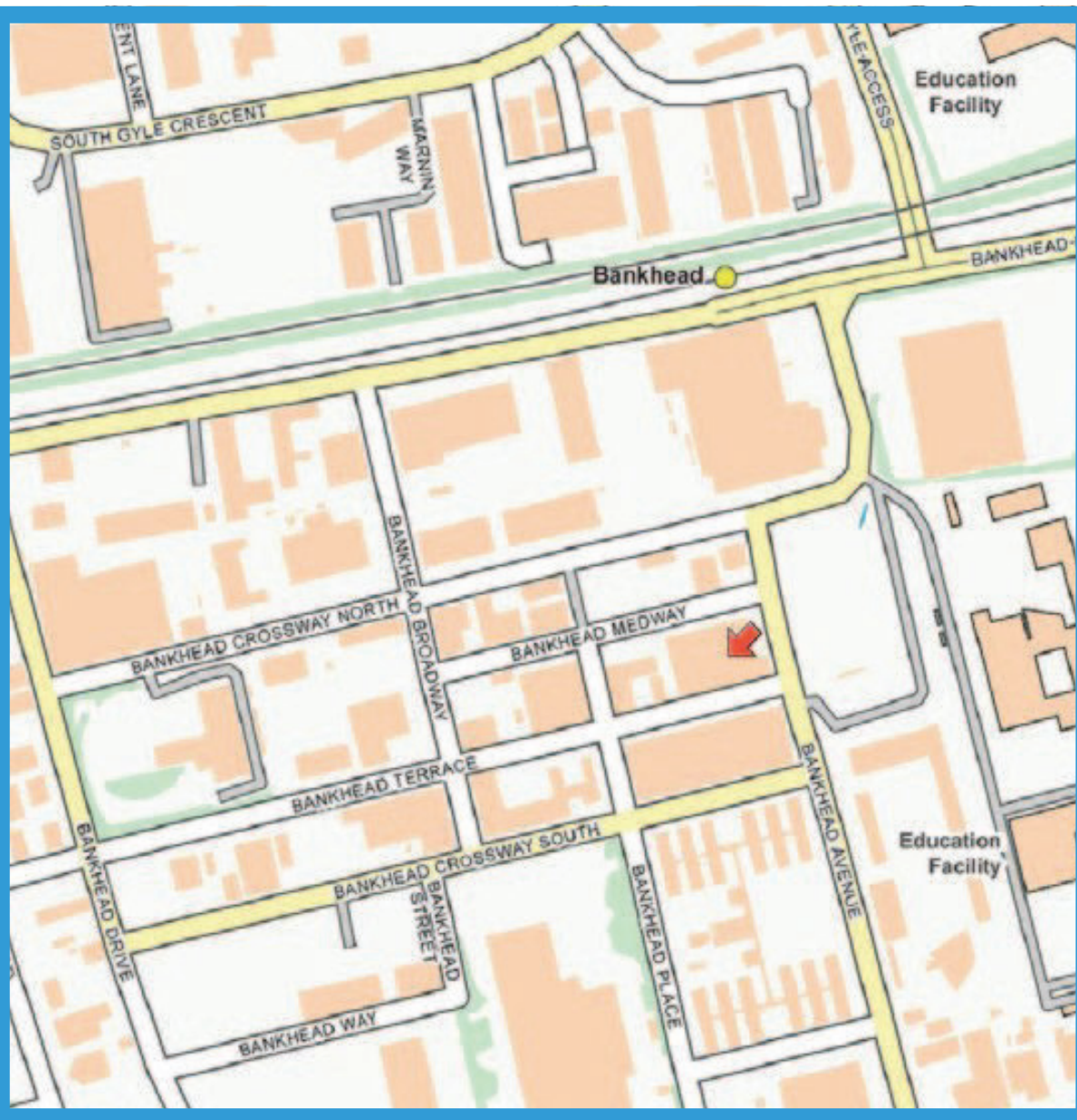


LOCATION

Edinburgh, with a resident population of approximately 500,000 people and catchment of more than 1,000,000 people, is the Capital of Scotland and the sixth largest financial centre in Europe. 60% of Scotland's population lies within one hour's drive of the City, which is both the seat of the Scottish Parliament and Scottish Government.

Sighthill is Edinburgh's premier industrial, trade park and business location, lying approximately 5 miles to the west of Edinburgh City Centre and benefiting from excellent road links to Scotland's motorway network adjacent. Sighthill Industrial Estate is widely regarded as the main industrial location in Scotland's capital city.

More specifically the subjects, which form part of the SIGHTHILL ONE development, are prominently located on the corner of Bankhead Avenue and Bankhead Terrace to the northeast of Sighthill Industrial Estate. Adjacent occupiers include Napier University (Sighthill Campus), HMRC, Bank of Scotland, Catalyst Trade Park, Screwfix and Makro.



DESCRIPTION

1-3 (Unit C) Bankhead Medway

The subjects consist of a large rectangular rendered block-built industrial building sat beneath a steel truss roof, covered with profiled asbestos cement sheet and a concrete slab floor. The property dates from the early 70s although more recently the whole building has benefited from over cladding system to the roof and to large parts of the front elevation.

Internally the subjects benefit from large levels of natural light from the extensive windows facing onto Bankhead Terrace and will offer a large open plan warehouse accommodation benefiting from two large electrically operated vehicular roller shutter doors.

The premises are currently undergoing extensive refurbishment which will provide high quality industrial accommodation that will benefit from the following specification:

- ✓ Flexible unit offering 21,635 Sq Ft (2,010 Sq M) of industrial accommodation.
- ✓ Two large electrical vehicular roller shutter doors.
- ✓ Minimum eaves height of 5.6 meters, up to 8.3 meters at the ridge..
- ✓ Large frontage facing onto Bankhead Terrace.
- ✓ Male/Female and disabled access toilets.
- ✓ Free on-street parking.

RATEABLE VALUE

The unit will require to be reassessed upon occupation.

EPC

The Energy Performance Certificate (EPC) is available on request.



LEASE TERMS

The premises are currently undergoing an extensive refurbishment. Additional information and a Schedule of Works are available upon request. The unit will be available for occupation from March 2019 on a Full Repairing and Insuring basis at an annual rent of £100,000 plus VAT. The landlord will also look favourably at a contribution towards the tenant's fit-out costs.

VAT

VAT will be payable on the rent, insurance and service charge.

DATE OF ENTRY

The units will be available for occupation from March 2019. Entry will be available either upon conclusion or purification of missives or by prior agreement with the Landlord.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings Transactions Tax and registration dues incurred in this transaction.

VIEWING & FURTHER INFORMATION

Viewing or further information available from:-

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