

# Prominent Industrial Premises with Offices and Secure Fenced Yard

6C Bankhead Crossway North, Bankhead Industrial Estate,  
Sighthill, **Edinburgh**, EH11 4EP

## **Bankhead Unit 3** INDUSTRIAL ESTATE

- SIZE: 660 SQ M (7,109 SQ FT)
- OTHER OCCUPIERS IN THE AREA INCLUDE SCREWFIX, HOWDENS, DINGBRO, WET ROOMS, SAFE STORE AND THE EDINBURGH BEER FACTORY
- AVAILABLE NOW



# Bankhead Unit 3

INDUSTRIAL ESTATE

## Location

The unit is prominently situated within Bankhead Industrial Estate, Sighthill which is one of Edinburgh's principal industrial locations. The estate is approximately 4 miles west of the city centre and benefits from immediate access to the Edinburgh City Bypass and the M8 (Edinburgh-Glasgow) motorway. The estate is generally well situated to serve not only Edinburgh itself but also Central Scotland via the motorway network (M8, M90 and M9).

The unit is situated fronting directly onto Bankhead Crossway North and other occupiers in the immediate vicinity include Screwfix, Howdens, Dingbro, Wet Rooms, Safe Store and The Edinburgh Beer Factory.

## Description

The property is an end of terrace industrial unit with the benefit of a secure yard at the rear. Internally, lighting to the premises is provided by translucent roof panels and supplemented internally by new high bay LED fittings. The property further benefits from a 3-phase power supply with vehicle access to the unit being via a large electrically operated roller shutter door which provides direct access to the fenced yard area at the back.

Toilet facilities are at ground floor level and the office accommodation on the first floor is decorated and fitted to a good standard.

The unit is prominently situated fronting onto Bankhead Crossway North and has ample staff and visitor car parking to the front.

The minimum eaves height in the workshop/warehouse section of this property is 8 metres.

The property has just been refurbished and is available for immediate occupation.

Floor plans are available on request.

## Accommodation

We have measured the gross internal area of the accommodation to be approximately as follows:

UNIT 3	660 sq m	(7,109 sq ft)
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## Terms

This unit is available on a full repairing and insuring basis. Rent on application.

## Rating Assessment

We have been verbally informed by the local Assessor's Department that the property is currently assessed for rating purposes at £44,100.

## Service Charge

A service charge for the common maintenance and management of the estate will apply. For further details please contact Ryden on 0131 225 6612.

## Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request. The current rating is B+.



[www.bankheadindustrialestate.co.uk](http://www.bankheadindustrialestate.co.uk)

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0131 225 6612

## Viewing & Further Information

For further information or to arrange a viewing of this property please contact the letting agent Ryden. Contact details as follows:

neil.mcallister@ryden.co.uk  
alan.herriot@ryden.co.uk