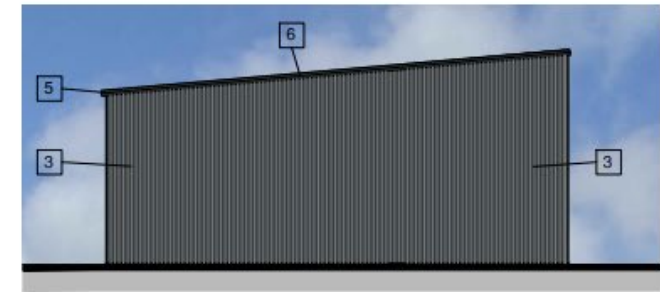
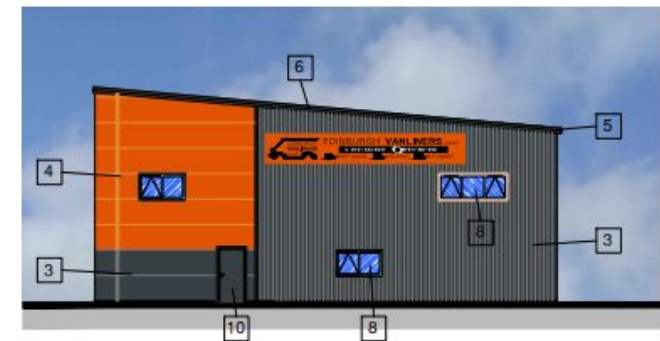


East Elevation scale 1:200 @ A1



North Elevation scale 1:200 @ A1



## 9 Bankhead Crossway North, Edinburgh

- Two new build adjoining units
- Situated within the heart of prime Edinburgh industrial estate
- Roller shutter door access 5m x 4m
- Benefits from high eaves
- GIA : 139.35 Sq M (1,500 Sq Ft) to 278.7 Sq M (3,000 Sq Ft)
- Rent : Offers over £22,500 per annum per unit

## LOCATION

The subjects are situated within the popular Sighthill district of Edinburgh, approximately six miles to the west of the city centre. The location enjoys good transport links to both the city centre and city bypass and thereafter Scotland's motorway network.

Sighthill Industrial Estate remains one of the premier industrial/business localities on the western outskirts of Scotland's capital city, with demand remaining high from local, regional, and national enterprise to include Screwfix, Howdens, Dingbro, WetRooms, Wolseley, Jarvie Plant and Tool Station.

More specifically the subjects are located on the south side of Bankhead Crossway North close to its junction with Bankhead Broadway on a prominent corner site.

The approximate location can be seen on the appended map.

## DESCRIPTION

Bankhead Crossway North, on completion, will consist of two new 1,500 Sq Ft industrial, warehouse, storage and distribution units forming part of a parade of three constructed by way of steel portal frame and clad externally in profile metal sheeting. The subjects will be surmounted by a mono pitch roof sloping from front to back with natural light provided by integrated translucent roof panels.

Entry can be taken into each through the roller shutter doors or the pedestrian access door.

Each unit will provide good quality industrial warehousing accommodation and benefit from at least 1 dedicated car parking space externally with a further 5 shared available spaces on site.

## ACCOMMODATION

We have taken the sizes from the approved plans on a Gross Internal Area basis with each unit being in the order of:

	Sq M	Sq Ft
Unit 2	139.35	1,500
Unit 3	139.35	1,500
Total	278.7	3,000

## RENT

We are seeking offers over £22,500 per annum per unit or over £45,000 per annum for both units. These could be taken as a whole or individually.

## RATEABLE VALUE

The rates shall need to be assessed upon a prospective tenant taking occupation.

## EPC

An energy performance certificate will require to be carried out upon completion.

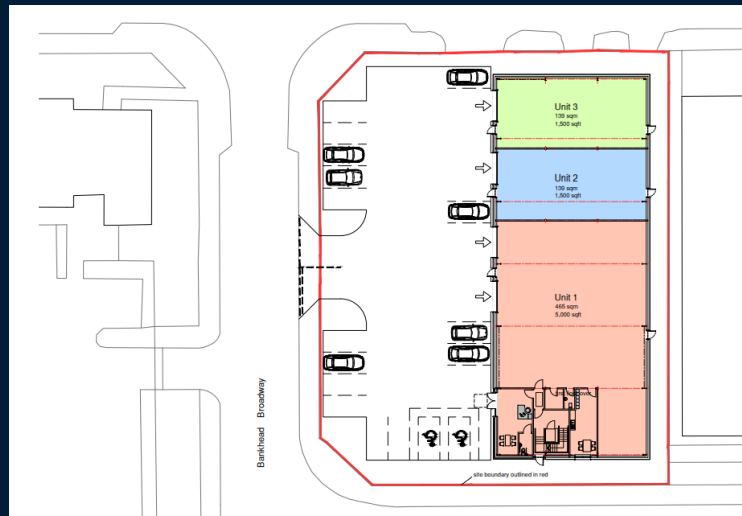
## LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred within this transaction. The tenant shall be responsible for any registration dues.

All prices quoted exclusive of VAT.

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald 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. Graham + Sibbald 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.
6. Date of Publication: October 2023



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