

Ryden

FOR SALE

WORKSHOP PREMISES

6,152 SQ.FT (571.59 SQ M)

****CONFIDENTIAL
STAFF UNAWARE****



**UNIT 4, 27 BANKHEAD
TERRACE, SIGHTHILL
EDINBURGH
EH11 4DY**

**WORKSHOP UNIT OFFERING
FLEXIBLE ACCOMMODATION IN A
PRIME INDUSTRIAL LOCATION**

**RARELY AVAILABLE MIXTURE
OF OFFICE, WORKSHOP AND
STORAGE ACCOMMODATION**

SUITABLE FOR A VARIETY OF USES

**BENEFITS FROM 3-METRE-WIDE
ELECTRIC ROLLER SHUTTER
DOOR**

7 ALLOCATED PARKING SPACES

PHOTO TAKEN IN 2020

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 and communication links including the Edinburgh City Bypass (A720), M8 interchange at Hermiston Gait and Edinburgh International Airport.

The subjects form part of a terrace of industrial units known as Bankhead Workspace which are all set around a central courtyard. The location is accessed off Bankhead Terrace close to the junction of Bankhead Place and is just a short distance from A71 Calder Road, a principle route leading into and out of Edinburgh.

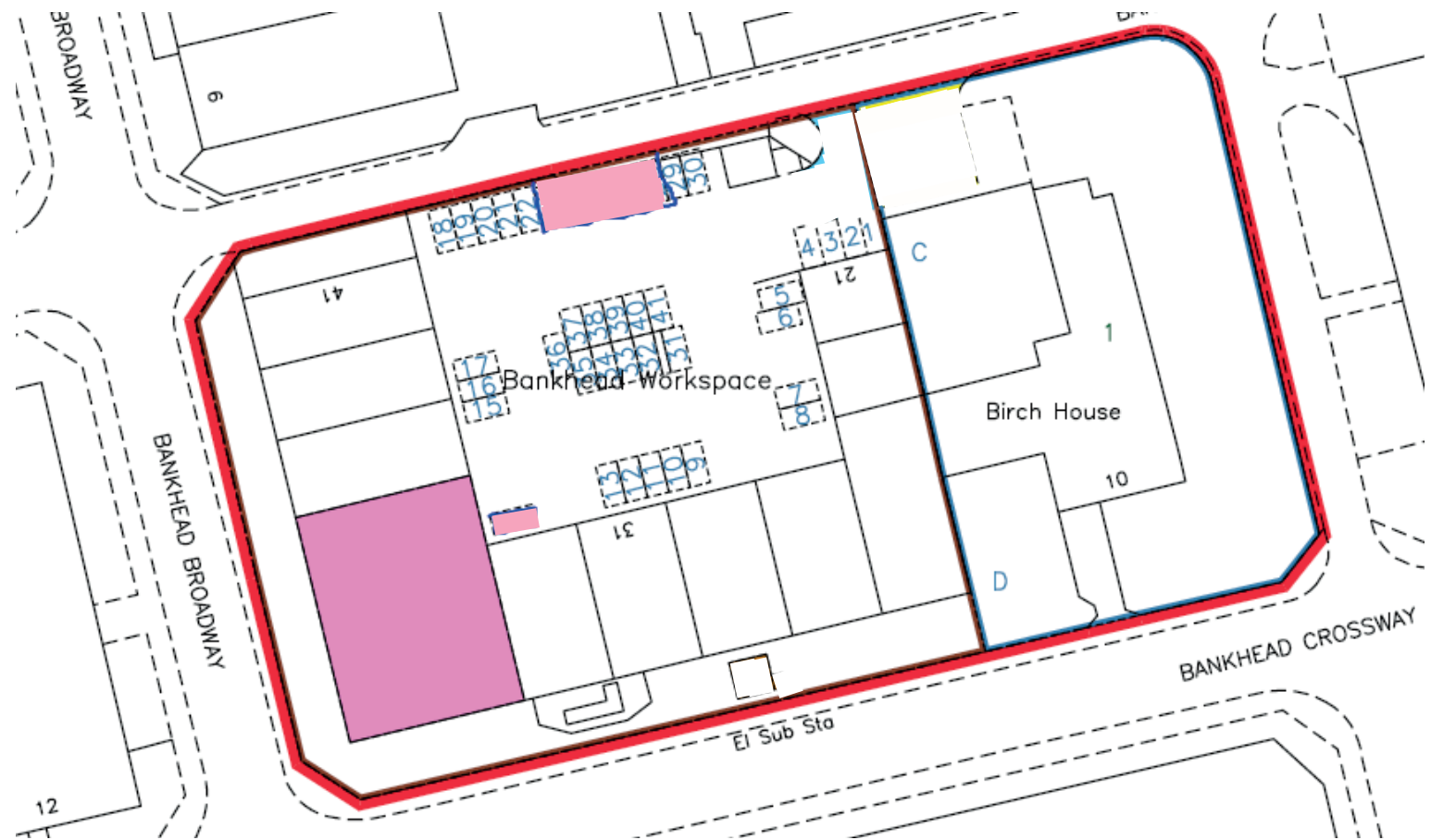
Neighbouring occupiers include: Francey Joiners, JCB, City Electrical Factors, Toolstation and Screwfix.

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 with metal corrugated cladding and a pitched metal roof. Access is provided by a 3-metre-wide up and over electric roller shutter door with a pedestrian door to the side and two rear fire exit doors.

Internally, the premises are arranged to provide open plan and cellular areas with a



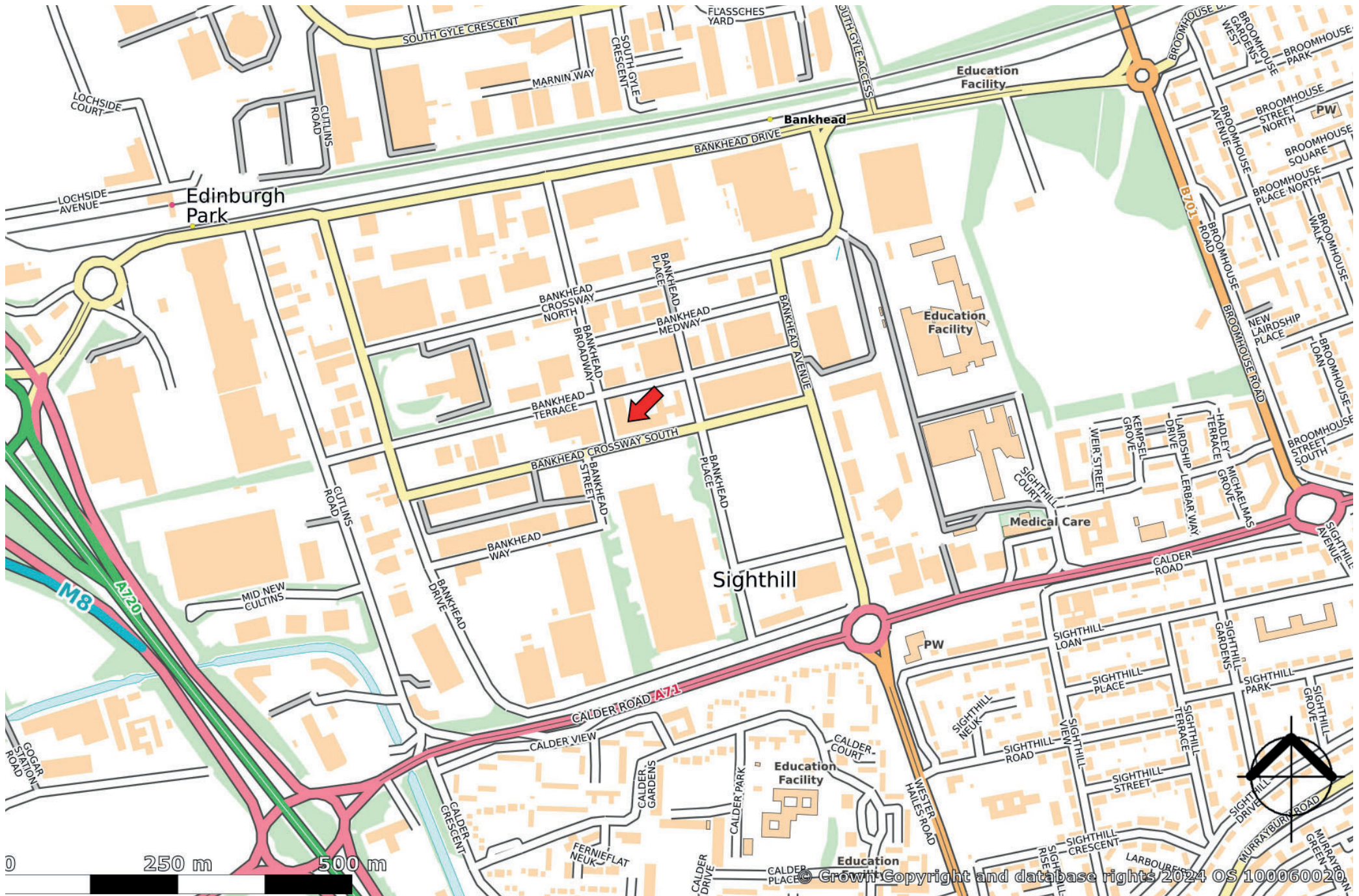
kitchen, server room, male and female toilet facilities and shower.

The current specification includes suspended ceilings, vinyl floor coverings, data trunking and modern lighting with high level windows on the rear elevation providing natural light. The current layout could easily be stripped out and reconfigured to meet a range of light industrial requirements.

Parking is available in the courtyard with the premises benefitting from 7 allocated spaces.



PHOTO TAKEN IN 2020





ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Basis providing the following approximate area:

UNIT	SQ FT	SQ M
UNIT 4	6,152	571.59

PRICE

Our clients are seeking to dispose of their freehold interest and are inviting offers in excess of £600,000 plus VAT.

BUSINESS RATES

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £44,900 effective 1st April 2023. The next occupier will have the opportunity to lodge an appeal against this assessment.

UTILITIES

The property is served by mains electricity (3-phase power supply) gas and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is F.

VAT

The property is opted to tax and therefore VAT is applicable.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in connection with the transaction with the ingoing tenant liable for LBTT and Registration Dues thereon.



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GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents:

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **January 2024**

