

TO LET

A Glenalmond Investments Development

TRADE COUNTER/BUSINESS PREMISES

Bankhead Business Parc, Bankhead Medway, Sighthill Industrial Estate, Edinburgh EH11 4EY



Unit 5: 2,000 sq ft

Modern specification, constructed in 2019

Excellent condition

First floor office accommodation

Minimum eaves height of 6.2m

Ryden.co.uk
0131 225 6612

LOCATION

The subjects are situated within Sighthill Industrial Estate, one of Scotland's premier industrial localities lying approximately 5 miles to the west of Edinburgh City Centre and benefiting from excellent road links to Scotland's motorway network.

The location has unrivalled access to Scotland's major motorway network via Edinburgh city bypass (A720, M8, A8, M90 and A90). Edinburgh Airport is located 3 miles west with the Edinburgh tram network within close proximity.

More specifically the subjects are located on Bankhead Medway with immediate adjoining occupiers to include Screwfix, Tool Station, Plumbstore and Eurocell.

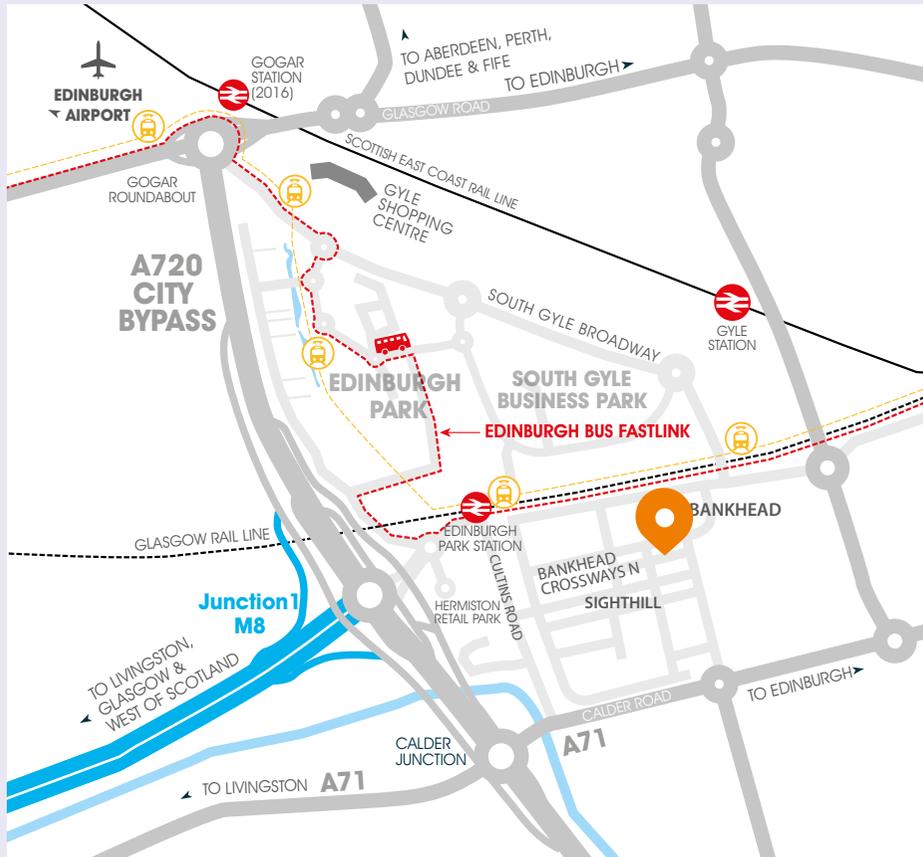
DESCRIPTION

The development comprises of newly constructed single terrace industrial/trade counter units of steel portal frame construction with insulated cladding, Internally each unit is arranged to provide a predominantly flexible open plan space with mezzanine level.

Externally each unit benefits from designated pedestrian and commercial access doors as well as shared use of the common yard.

Units are to be constructed to a high standard to include the following specification:

- Clear span steel portal frame construction
- Minimum eaves of 6.2m
- Commercial access via up and over insulated doors
- Pedestrian access via double glazed doors under a glazed canopy
- WC facilities
- Tea preparation area
- Demised car parking
- Integrated mezzanine level





ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide a Gross Internal Area of approximately 185 sq m (2,000 sq ft).

ENERGY PERFORMANCE CERTIFICATE

Available on request.

TERMS

The premises are available on new Full Repairing and Insuring leases for terms to be agreed. Further information is available from the sole letting agents.

SERVICE CHARGE

There is a small service charge for the maintenance of the common areas.

Further details available on request.

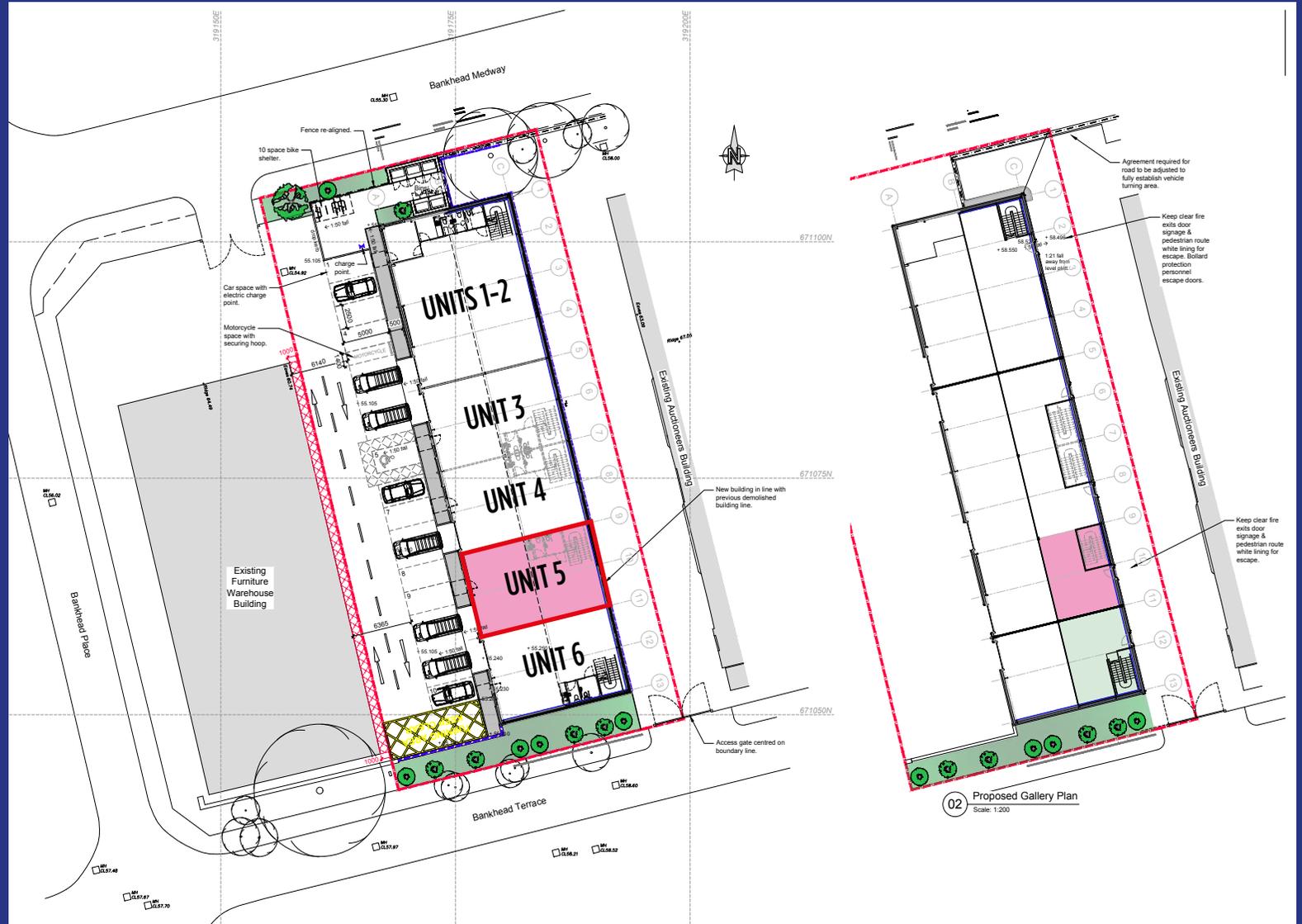
BUSINESS RATES

We are advised Unit 5 has a Rateable Value of £15,800 which results in rates payable of approximately £7,750 per annum.

Rates relief via the Small Business Rates Relief scheme may be available and interested parties are advised to make their own enquiries as to any discounts available.

VAT

VAT will be applicable at the prevailing rate.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction and in the normal manner; the purchaser will be liable for any LBTT, registration dues and VAT thereon.

FURTHER INFORMATION

To arrange a viewing, or to request further information, please contact the letting agents:

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