

**TO LET**



## **FLEXIBLE INDUSTRIAL / OFFICE OPPORTUNITY / COMMERCIAL KITCHEN**

1-3 Bankhead Medway, Sighthill Industrial Estate, Edinburgh, EH11 4BY

- 754 Sq M (8,115 Sq Ft)
- Suitable for a variety of uses
- Well established industrial location
- Prominent location
- Attractive incentive package or refurbishment options available
- Rent £20,000 per annum

**ONE**  
S I G H T H I L L

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## 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:

- Greggs
- Lighting Warehouse & Electrical
- Napier University (Sighthill Campus)
- Bank of Scotland
- Toolstation
- Motorola
- Screwfix
- Dingbro
- Howdens
- Wolseley
- Eurocell
- Makro



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## DESCRIPTION

The premises comprise a self-contained commercial unit arranged over 2 storeys.

The property, previously an office, is now in shell condition and is suitable for a variety of uses. Internally the property currently benefits from the following specification:

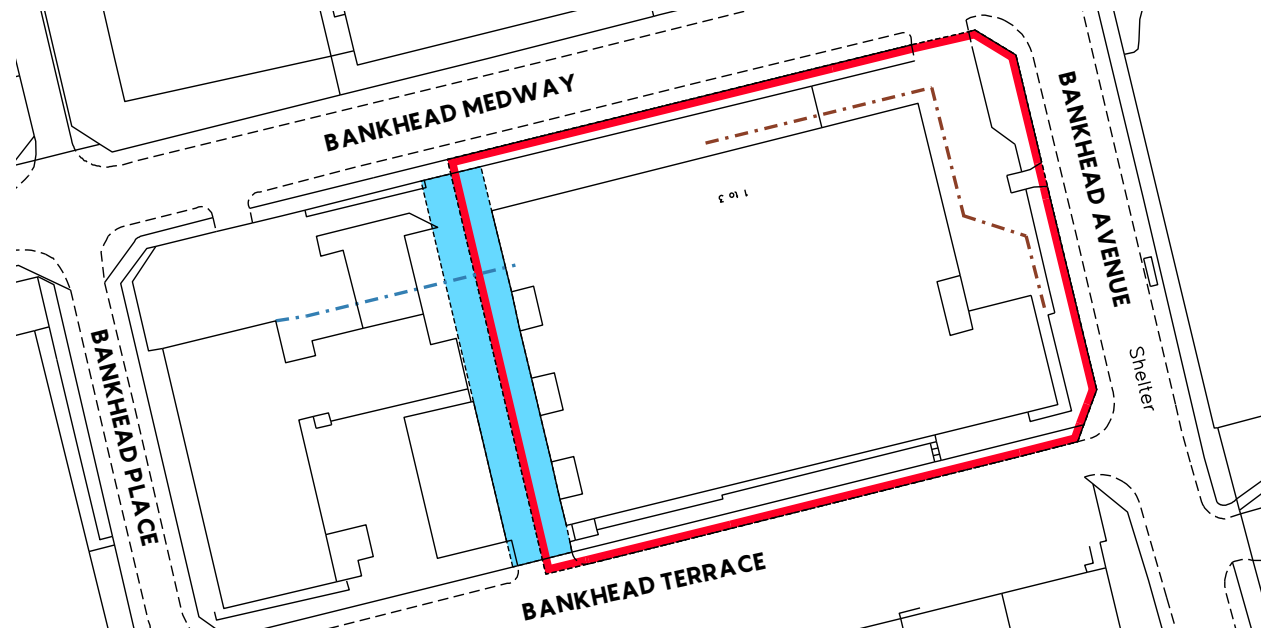
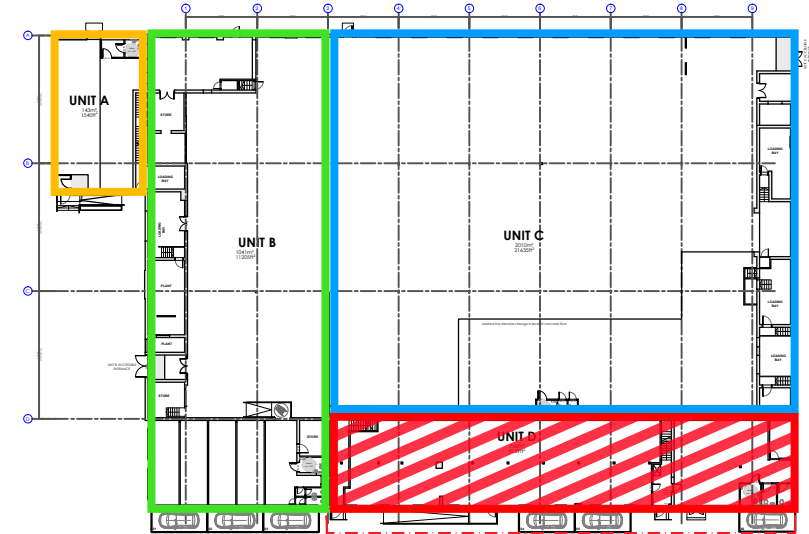
- 1 x loading door
- Double glazed windows throughout
- 3 phase electrical supply
- Gas
- WC facilities
- Dedicated car parking

## ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6th Edition) to provide the following Gross Internal Area:

AREA	SQ M	SQ FT
First Floor	334 Sq M	3,595 Sq Ft
Ground Floor	420 Sq M	4,520 Sq Ft
<b>TOTAL</b>	<b>754 SQ M</b>	<b>8,115 SQ FT</b>

- Greggs
- Lighting Warehouse
- B-Spokes
- Unit D



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## BUSINESS RATES

We are advised by the local Assessor the property currently has a Rateable Value of £37,900 with rates payable of approximately £18,500 per annum. Interested parties are advised to speak with the local Assessor with regards to any potential rates relief.

## TERMS

The premises are available on a new lease for a period to be agreed at a rental of £20,000 per annum plus VAT. Further information on lease terms are available from the letting agents.

## INCENTIVES / FIT-OUT OPTIONS

The landlord is prepared to offer a generous incentive package, including a rent free period toward the cost of tenant fit-out. Further details are available from the letting agents.

## VAT

All prices are quoted exclusive of VAT.

## EPC

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



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## VIEWINGS & FURTHER INFORMATION

For further information or to arrange an inspection, please contact the joint selling agents:-

**Ryden**  **GRAHAM SIBBALD**

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#### Important Notice

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. Graham + Sibbald or Ryden LLP 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. Graham + Sibbald and Ryden LLP 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. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationary. Date of publication: January 2024. Brochure by Coco's Atelier.







# ONE

S I G H T H I L L

A DEVELOPMENT BY



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