

**TO LET**

BANKHEAD DRIVE  
SIGHTHILL INDUSTRIAL ESTATE  
EDINBURGH | EH11 4EJ

**PROMINENT  
INDUSTRIAL /  
TRADE COUNTER  
PREMISES**

# UNIT 2 CATALYST TRADE PARK

- / 532 sq m (5,732 sq ft)
- / Edinburgh's most established Industrial and trade location
- / Surrounding occupiers include Topps Tiles, Direct Flooring, Audi, Burtons Biscuits, Crown Paints, Royal Mail, Vauxhall, Skoda and Harley Davidson
- / Excellent car parking facilities

**VIDEO**

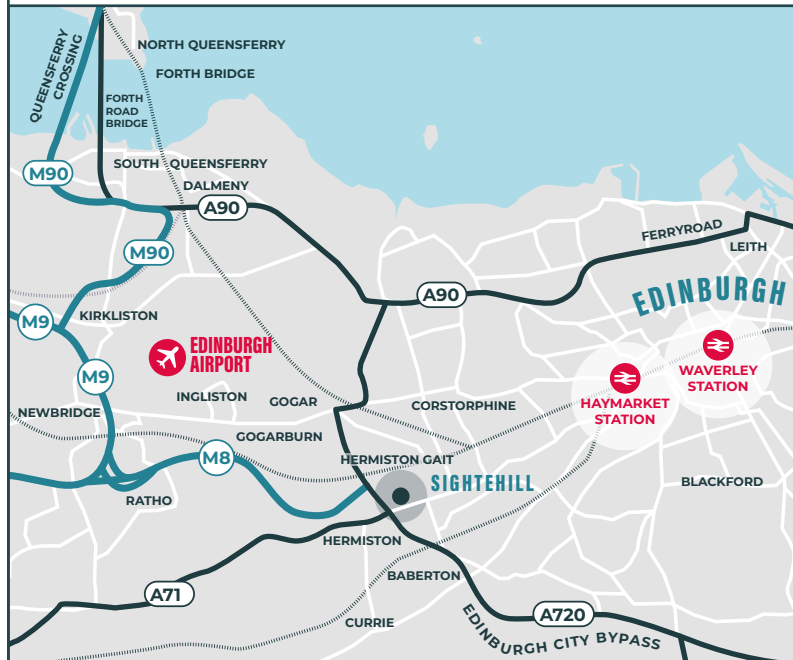


# LOCATION

The subject premises are located within the well established Sighthill Industrial Estate. The estate is approximately 4 miles north west of Edinburgh's city centre and offers convenient access to the City of Edinburgh Bypass (A720), Edinburgh Airport, Junction 1 of the M8 motorway and other motorway connections.

Catalyst Trade Park is accessed via Bankhead Drive, adjacent to the Audi car showroom, and benefits from excellent frontage on to Calder Road which is a major thoroughfare in west Edinburgh.

Neighbouring occupiers include Topps Tiles, Direct Flooring, Audi, Burtons Biscuits, Crown Paints, Royal Mail, Vauxhall, Skoda and Harley Davidson.



# DESCRIPTION

The premises comprise a modern industrial unit of steel portal frame construction under a pitched steel clad roof. Internally the property is currently arranged to provide uninterrupted open industrial space which benefits from the following specification:

---

Minimum eaves height of 6m rising to 8.45m

---

Glazed pedestrian frontage

---

Translucent roof panels

---

Fluorescent strip lighting

---

Vehicular access via electric up and over door

---

3 phase electricity supply

---

Male & female WC facilities

---

Kitchen

---

Externally the property benefits from excellent car parking and heavy vehicle access.

---

# ACCOMMODATION

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of approximately 532 sq m (5,732 sq ft).



.....

# MODERN INDUSTRIAL UNIT IN EDINBURGH'S MOST ESTABLISHED INDUSTRIAL AND TRADE LOCATION

.....



## BUSINESS RATES

We are advised by the local Assessor the property currently has a Rateable Value of £47,600 resulting in Rates Payable (2023/2024) of approximately £23,500 per annum.

## TERMS

The property is available on a new Full Repairing & Insuring basis for a rent and term to be agreed. Further information on lease terms are available from the letting agent.

## VAT

All figures quoted are exclusive of VAT which will be payable at the prevailing rate.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## VIEWING & FURTHER INFORMATION

**Cameron Whyte**  
M 07789 003 148  
cameron.whyte@ryden.co.uk

**Jack Chandler**  
M 07425 320 611  
jack.chandler@ryden.co.uk

**Ryden.co.uk**  
0131 225 6612

## TO LET

BANKHEAD DRIVE  
SIGHTHILL INDUSTRIAL ESTATE  
EDINBURGH | EH11 4EJ

## PROMINENT INDUSTRIAL / TRADE COUNTER PREMISES

# UNIT 2 CATALYST TRADE PARK



Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give 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 whatever in relation to this property. February 2024. Designed by thefifthhouse.co.uk