



# TO LET

*Refurbished Industrial / Workshop / Trade Premises - Available Now*

# 23 BANKHEAD DRIVE

+ Sighthill Industrial Estate | Edinburgh | EH11 4DW

## SIZE

824 sq m (8,872 sq ft)  
Could split into  
two equal sections.

## RENT

On application

## Location

The property is located within Sighthill Industrial Estate which is one of Edinburgh's busiest industrial and trade locations. The estate is approximately 5 miles west of the city centre and 3 miles from Edinburgh Airport.

The property is situated on the west side of Bankhead Drive and provides easy access to the city centre via Calder Road with immediate access to the Edinburgh City Bypass, Edinburgh Airport and also the M8 (Glasgow). Edinburgh Park Tram and Rail station is few minutes' walk away.

Nearby occupiers include Brandon Hire Station, PFP, Kite, Royal Mail / Parcelforce, GAP Group, Central Taxis and Arnold Clark to name just a few.

Refurbished Industrial /  
Workshop / Trade Premises  
**Available Now**





## Description

The property comprises a recently refurbished prominent single storey industrial / trade premises of brick construction with a partially pitched roof and trade counter area to the front, supporting offices and storage / workshop area to the rear. The property has recently been refurbished and has the benefit of the central heating system for the office accommodation and a lowered ceiling in the main part of the building incorporating LED lighting

Car Parking is to the front of the building (7 spaces) with further car parking available to the side. Pedestrian access is via the trade counter entrance at the front of the building, there is also a side roller door goods access.

The subjects have excellent visibility from passing traffic on Bankhead Drive.

## Business Rates

The property is currently assessed for rating purposes as follows: RV-£45,000.

## Accommodation

We estimate the Gross Internal Area of the accommodation to be 824 sq m (8,872 sq ft).

Could split into two equal sections.

## Terms

Our clients are seeking to lease this premises on terms to be agreed. For details of the rent required and also the other terms, please contact the marketing agents - contact details below.

## VAT

Please note that VAT will be charged on the rent and all other costs associated with the lease.

## AML

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/ occupier will be required to satisfy the landlord/ vendor and their agents regarding the source of the funds used to complete the transaction.

## Further Information & Viewing

For further information and to arrange a viewing, please do not hesitate to contact us. All viewings are to be arranged on an accompanied basis.

### Neil Mcallister

**M** 07831 610721

**E** neil.mcallister@ryden.co.uk

### Jack Chandler

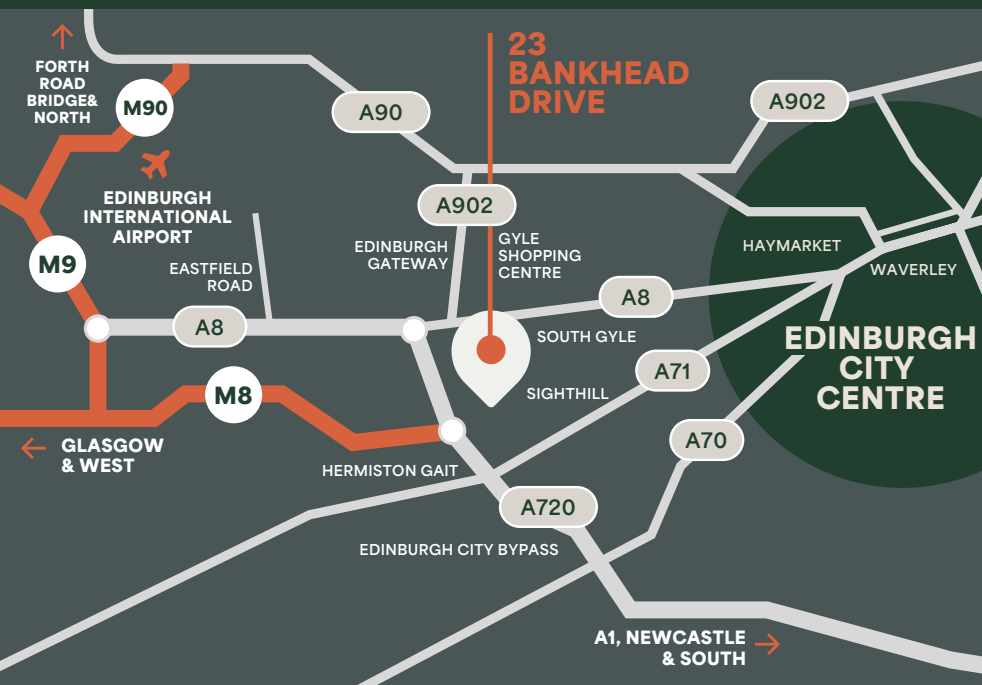
**M** 07425 320611

**E** jack.chandler@ryden.co.uk

# Ryden

The Agents for themselves and for the vendors are lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract. Intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. (2) No person in the employment of The Agents has any authority to make or give any representation warranty whatsoever in relation to this property. (3) The images, floorplans, dimensions and floor areas in the brochure are indicative only. April 2024

Designed by [thefifthhouse.co.uk](http://thefifthhouse.co.uk)



# 23 BANKHEAD DRIVE

## TO LET

Refurbished Industrial /  
Workshop / Trade Premises  
**Available Now**