

TO LET

TRADE COUNTER UNIT

245 sq m (2,637 sq ft)

10 BANKHEAD CROSSWAY NORTH
EDINBURGH EH11 4DT



- **2,637 SQ FT**
- **MODERN INDUSTRIAL UNIT**
- **3 PARKING SPACES
& SHARED YARD**
- **5.1M EAVES**

LOCATION

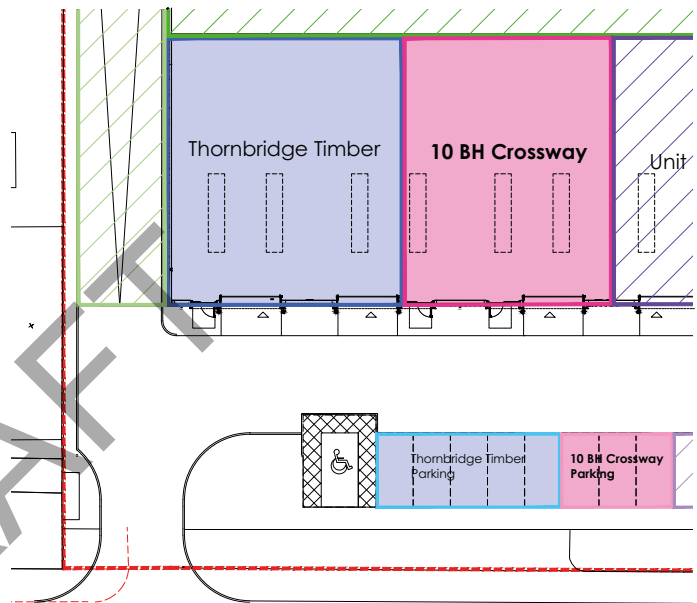
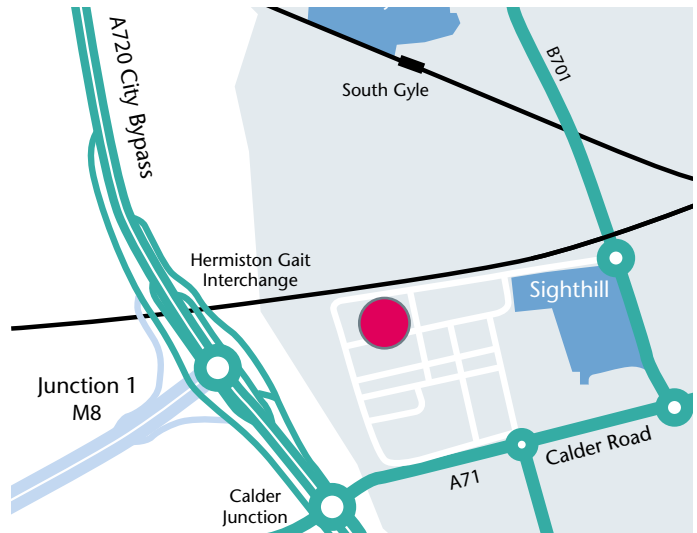
Sighthill is one of Edinburgh's principal industrial locations, 4 miles west of the city centre, benefitting from immediate access to the Edinburgh City Bypass and the M8 (Edinburgh- Glasgow) motorway. The estate is generally well situated to serve not only Edinburgh itself but also Central Scotland via the motorway network (M8, M90 and M9).

The site is halfway down Bankhead Crossway North accessed via Bankhead Broadway or Bankhead Drive. Surrounding occupiers include Screwfix, Howdens, Dingbro, Jarvie Plant and Safe Store. Edinburgh Park station and the tram stop at Bankhead are both within close proximity.

DESCRIPTION

The subjects comprise of modern Industrial unit constructed in 2018. The unit benefits from:

- 5.1m eaves rising to 8m
- Concrete floor
- Translucent light panels
- Insulated cladding
- 3.5m sectional overhead vehicle door
- Kitchen and WC facilities,
- 3 dedicated parking spaces
- EPC Rating C



ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to approximately:

Total Gross Internal Area	245 sq m	2,637 sq ft
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LEASE TERMS

Our clients are seeking to sub-let or assign their leasehold interest in this property. The existing lease expires on 1 March 2029 with a tenant only break option at 1 March 2024.

The landlord is also willing to grant a new lease.

RENT

Available on request.

RATEABLE VALUE

The property has not yet been entered into the valuation roll. As a guide only; comparing to the adjoining units we expect the rateable value of the subject to be in the region of £20,400 giving an approximate annual rates bill of £10,000 pa.

LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however the ingoing party shall be responsible for any registration dues, land and buildings transaction tax and any other expenses.

VAT

All prices premiums etc are quoted exclusive of VAT.

ENTRY

Entry with vacant possession can be given immediately on conclusion of legal formalities.

VIEWING & FURTHER INFORMATION

By contacting the agents:

Angus Thomson MRICS
angus.thomson@ftlinden.com

John Morton MRICS
john.morton@ftlinden.com

FT Linden Ltd
28 Stafford Street
Edinburgh EH3 7BD

Tel: 0131 226 6287

www.ftlinden.com