

# TO LET

**TRADE COUNTER UNITS**  
4 x 1,875 SQ FT  
1 x 10,000 SQ FT

**Bankhead Crossway North, Sighthill, Edinburgh EH11 4BP**



## Proposed Specification

New Build Trade Counter Units

Steel portal frame

Proposed minimum eaves of 4.5m, with potential to increase dependant on tenant requirements

200mm power floated concrete floor slab on 75mm Kingspan floor insulation on dpm on blinded hardcore solum

Trisomet 333 or equal composite roof cladding with 10% multi-layer translucent panels

Trisomet 333 or equal composite wall panels on purlins on steel portal frame above cavity construction base wall - height varies with outside levels

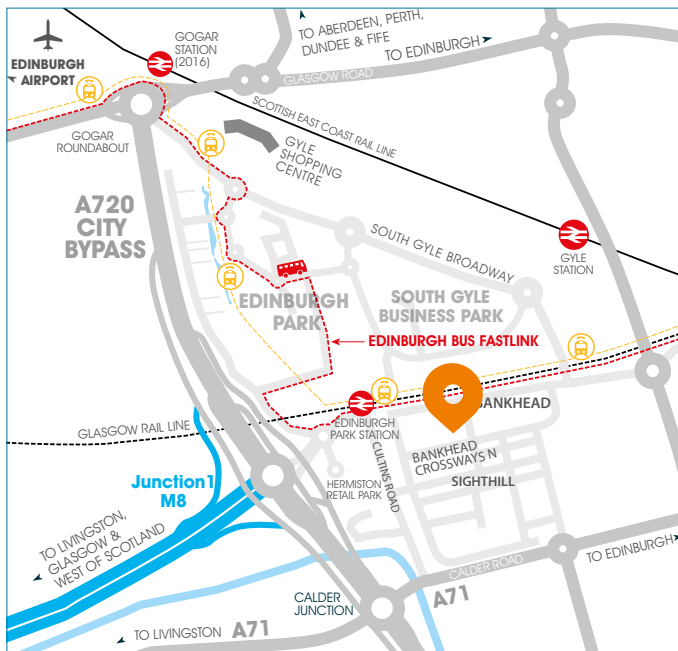
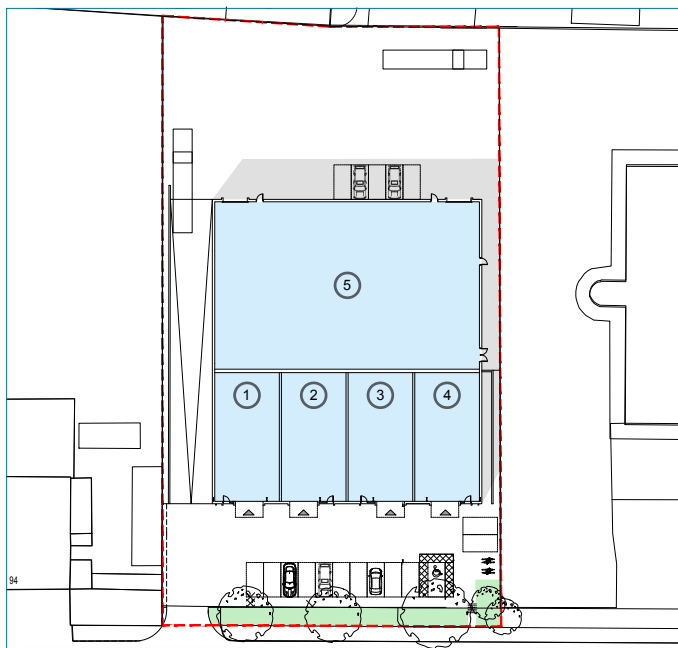
3.5m high sectional overhead door

Aluminium pedestrian entrance doors and electric roller shutter vehicle access doors

## Location

The site is located within Sighthill, one of Edinburgh's principal industrial locations, approximately 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, Brandon Hire and Safe Store. Edinburgh Park station and the tram stop at Bankhead are both within close proximity.





## Accommodation

The subjects will require to be measured upon completion. The proposal is to build a terrace of 5 units, with indicative areas as follows:

Unit 1	1,875 sq ft
Unit 2	1,875 sq ft
Unit 3	1,875 sq ft
Unit 4	1,875 sq ft
Unit 5	10,000 sq ft

The terrace and rear unit can be split to provide units of various sizes tailored to occupier requirements.

## Term

The subjects will be pre-let on a Full Repairing and Insuring basis on terms to be agreed.

## Rating Assessment

The subjects will require assessment upon practical completion.

## EPC

An EPC will be commissioned upon practical completion.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing occupier being liable for LBTT and registration dues.

## Further information

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