

TO LET

TRADE COUNTER UNITS
1,830 – 4,420 SQ FT
(170 – 410 SQ M)

Bankhead Crossway North, Sighthill, Edinburgh EH11 4BP



Specification

New Build Trade Counter Units

Steel portal frame

Minimum eaves of 6.1m rising to 8m

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

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

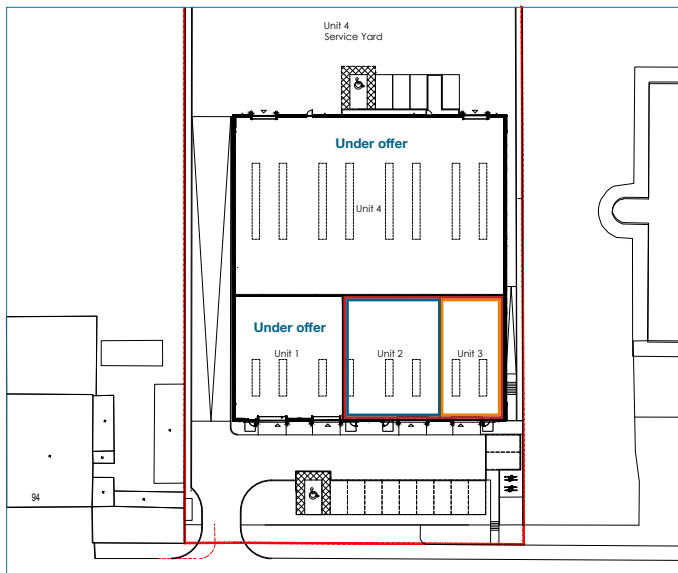
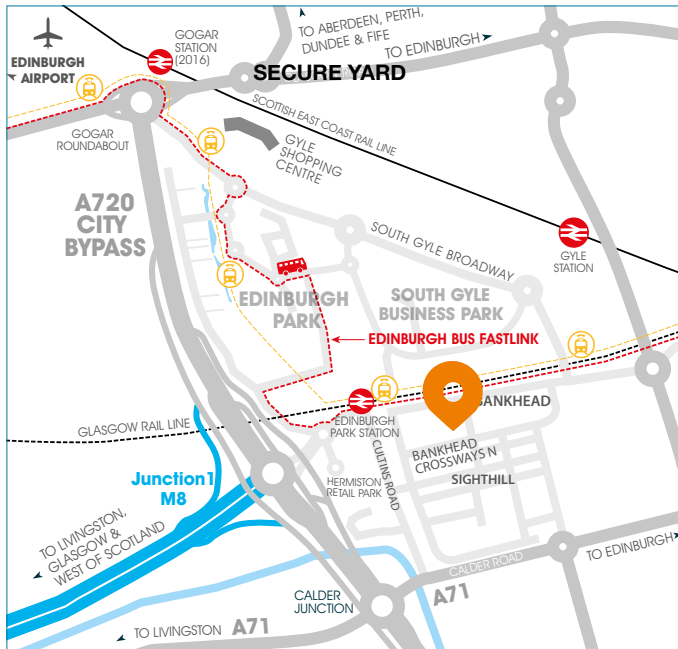
Trisomet 333 wall panels on purlins on steel portal frame above cavity construction base wall - height varies with outside levels

3.5m high sectional overhead doors

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.



Potential Sizes

Unit 2	2,650 sq ft	238 sq m
Unit 3	1,830 sq ft	170 sq m
Combined	4,420 sq ft	410 sq m

Term

The subjects are to be let on a Full Repairing and Insuring basis on terms to be agreed.

Rating Assessment

The units will require to be assessed upon occupation.

EPC

An EPC will be available on request.

Legal Costs

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

Further information

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