

# TO LET

INDUSTRIAL UNIT  
4,051 SQ FT (376 SQ M)

6 BANKHEAD BROADWAY  
EDINBURGH, EH11 4DB



- TO LET
- 4,051 SQ FT (376 SQ M)
- INDUSTRIAL UNIT
- SECURE YARD



## 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 well situated to serve not only Edinburgh itself but also Central Scotland via the motorway network (M8, M90 and M9). The subjects are located on the corner of Bankhead Terrace and Bankhead Broadway.

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## DESCRIPTION

The subjects comprise of an industrial unit of brick construction with a pitched roof incorporating translucent light panels. The offices to the front have been refurbished and all windows to the subjects have roller shutters for security. The subjects benefit from:

- 3.5m x 3.5m sliding vehicle door
- Minimum eaves height 3.3 metres
- Concrete floor
- Translucent light panels
- Office accommodation
- Kitchen and WC facilities,
- Secure Yard
- EPC Rating - Under Assessment

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## ACCOMMODATION

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

376.38 SQ M (4.051 SQ FT)

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## LEASE TERMS

A new lease is available on a Full Repairing and Insuring basis.

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## RENT

Available on request.

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## RATEABLE VALUE

The subjects have a current rateable value of £18,600.

As such an ingoing occupier may benefit from up to 25% Small Business Rates Relief.

An annual rates bill without relief would be in the region of £8,232. With relief of 25% the annual rates liability will be in the region of £6,175.

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## 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.

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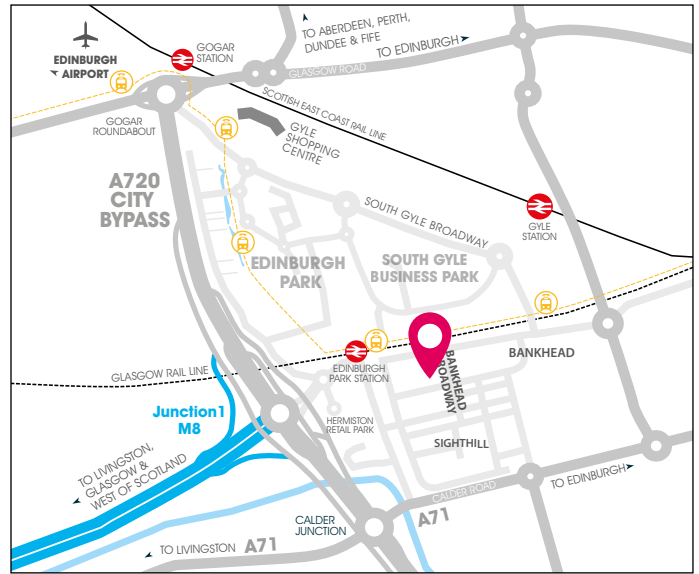
## VAT

The property is not elected for VAT, as such VAT will not be charged on the rent.

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## ENTRY

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



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## VIEWING

By contacting the sole agents:

**Angus Thomson MRICS**  
angus.thomson@ftlinden.com

**John Morton MRICS**  
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