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# TO LET

- > **WAREHOUSE/WORKSHOP**
- > **MODERN OFFICES**
- > **LARGE SECURE YARD**

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## Location

The property is located in Sighthill Industrial Estate, Edinburgh's most sought after industrial park, it has good accessibility to both the City of Edinburgh bypass (A720) and the M8 motorway. A short distance north of Sighthill Industrial Estate lies the South Gyle Business Park and Gyle Shopping Centre. More specifically, the subject property is located on the corner of Bankhead Crossway North and The Bankhead Broadway which can be accessed from either Bankhead Avenue or Bankhead Drive.

## Description

Industrial/Workshop held under a steel truss and metal clad roof located on a site extending to some 1.05 acres. The premises benefit from ambi rad gas heaters and 4x electric operated roller shutter doors providing access directly onto the yard.

2 storey brick constructed office with a large ground floor area currently used as a reception. The office block offers contemporary open plan space comprising reception, offices and WC facilities.

The total site area is 1.05 acres and the secure yard benefits from flood lighting and CCTV cameras and 2x EV chargers.

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## Accommodation

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

	SQ M	SQ FT
Warehouse/workshop	549.1	5,911
Ground Floor	104.05	1,120
Offices - First Floor	104.05	1,120
<b>TOTAL</b>	<b>802.2</b>	<b>8,151</b>

The site extends to 1.05 acres (0.42 hectares).

## Lease Terms

The subjects are available on a sub-lease with details available to interested parties.

## Rent

Available on request.

## Rateable Value

We have been advised by the Local Assessors that the subjects have a current rateable value of: **£82,200**. This provides an annual rate bill in the region of **£42,004** pa.

## EPC

The subjects have a current EPC rating of D.

## 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 sole agents:

**FT Linden Ltd**  
28 Stafford Street  
Edinburgh  
EH3 7BD

**T** 0131 226 6287  
[www.ftlinden.com](http://www.ftlinden.com)

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