

TO LET

SECURE WAREHOUSE WITH SHARED YARD CLOSE TO M8 MOTORWAY
8,100 SQ.FT. (752.4 SQ.M.)



**UNIT 4C BANKHEAD CROSSWAY SOUTH
SIGHTHILL INDUSTRIAL ESTATE
EDINBURGH
EH11 4EX**

LOCATION

Bankhead Crossway South is situated in Sighthill Industrial Estate in West Edinburgh, close to Bankhead and the Gyle.

Sighthill Industrial Estate is popular with users due to its proximity to the national road network, and nearby occupiers include Screwfix Direct, Robertson Lighting and Shapes Furniture.



SITUATION

Unit 4c is situated on the north side of Bankhead Crossway South in the block bounded by Bankhead Avenue and Bankhead Place.

DESCRIPTION

The subject property comprises a low level warehouse unit with upper level offices.

The unit is of solid brick construction with a cast iron portal frame truss supporting a modern profiled aluminium roof structure.

Internally the warehouse has a concrete floor, bare brickwork walls, an open truss ceiling and a large roller shutter door.

The office area is situated at the front of the unit and provides two offices with w.c. facilities.

ACCOMMODATION

The subject property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and we estimate the gross internal area as follows:

Ground Floor: 8,100 sq.ft. (752.4 sq.m.)

LEASE TERMS

The subjects are currently held on a standard full repairing and insuring lease at a rent of £45,000 per annum exclusive, expiring July 2013.

RATEABLE VALUE

We have been verbally informed by Lothian Valuation Joint Board that the property is currently entered into the Valuation Roll as follows:

Rateable Value: £69,300.

Uniform Business Rates 2009/2010: £0.485

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. The incoming tenant will be responsible for any Stamp Duty Land Tax, registration dues and any VAT incurred thereon.

ENTRY

Available immediately.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Ken Pritchard/Anneka Walker
Culverwell
68-70 George Street, Edinburgh.
EH2 2LT

Tel: 0131 226 6611
Fax: 0131 226 6622
Email: ken@culverwell.co.uk
anneka@culverwell.co.uk