

SevenHills

BusinessPark

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NEW INDUSTRIAL/TRADE UNITS

BANKHEAD CROSSWAY SOUTH
SIGHTHILL
EDINBURGH
EH11 4EP

NOW READY FOR OCCUPATION
SIZE: 1,054 SQM (11,344 SQFT)

TO LET – UNIT 5



Location

The units are situated within Sighthill Industrial Estate on the west side of the city centre and close to the Edinburgh city bypass. The location benefits from excellent transport links to the city centre and the motorway network serving central Scotland. Edinburgh Airport is within 10 minutes' drive, the Bankhead Drive tram stop is also within walking distance of the estate.

Description

This is a mid-terraced industrial unit with the following base specification;

- Minimum 6m eaves
- 3 phase power supply
- Ducting to all units for fibre connection
- Floor loading of 35 Kn/m at ground floor level
- Profile metal sheeting incorporating 10% translucent light panels
- Electric roller shutter door
- First floor office accommodation
- Dedicated car parking

This unit is currently finished to a shell condition leaving occupiers the opportunity to adapt the accommodation to suit their purposes.

Accommodation

We have measured the gross internal area of the property to be as follows:

Unit 5: 1,054 sqm (11,344 sqft)

The above area includes first floor accommodation of 96 sqm (1,034 sqft).

Should you require larger accommodation this unit can be combined with the adjoining units and details of the possible combinations are available on request.

Terms

Please contact the letting agents below for confirmation of the lease terms available on this unit.

Rateable Value

The unit has yet to be assessed for rating purposes. An indicative rateable value can be provided on request and occupiers, subject to terms and conditions, will be entitled to 100% relief for the first year of occupation.



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