Ryden

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

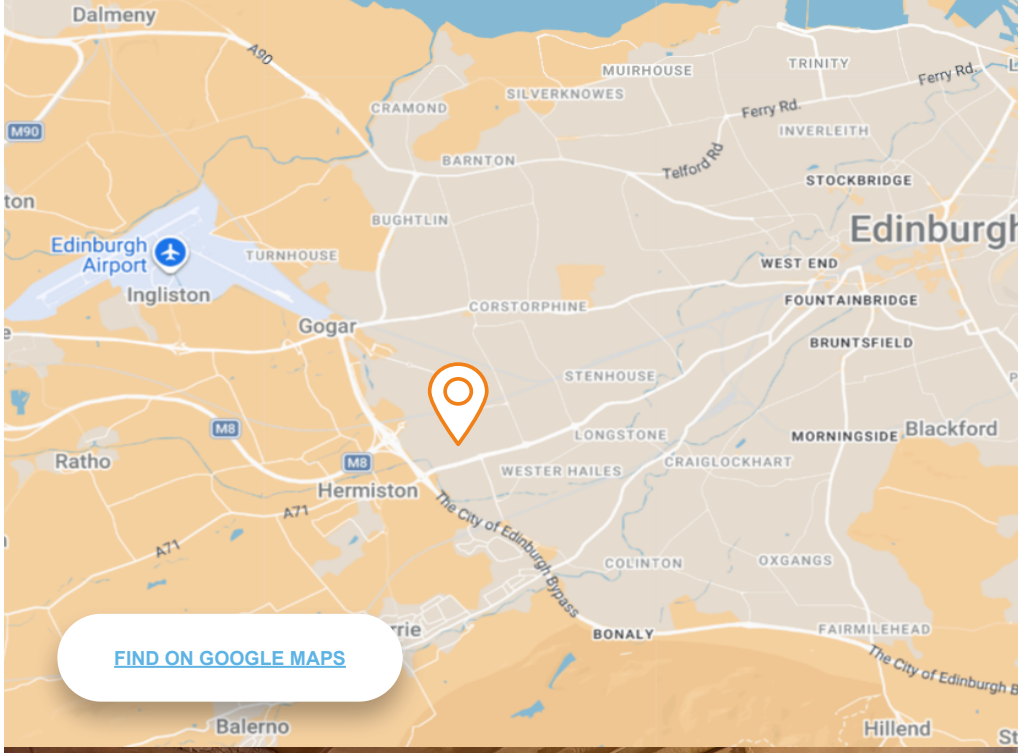
189 SQ M (2,032 SQ FT)



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25/3 BANKHEAD TERRACE
EDINBURGH
EH11 4DY

- POPULAR LOCATION FOR SERVICING EDINBURGH AND THE LOTHIANS
- ESTABLISHED BUSINESS LOCATION WITHIN SIGHTHILL INDUSTRIAL ESTATE
- 3 DEDICATED PARKING SPACES
- SUITABLE FOR A WIDE VARIETY OF USES
- AVAILABLE IMMEDIATELY





LOCATION

The premises is located in the Sighthill area of Edinburgh which benefits from excellent transport links/road network connectivity. Sighthill is extremely accessible to the Edinburgh City Bypass, M8, M9 and M90, as well as the A1 to the South.

The industrial estate itself is surrounded by various other industrial units and warehouses, which sit approximately five miles to the west of Edinburgh's city centre.

Nearby occupiers include Artisan Roofing Limited, Francey Joiners, Scotshirts and Shopfitters.

Hermiston Gait Retail Park also lies less than a mile away and includes occupiers such as Tesco, B&Q, Halfords and Decathlon.

The exact location of the industrial unit is highlighted on the map.

DESCRIPTION

The subjects offer industrial/storage/ distribution space comprising a mid-terraced industrial unit surrounded by other units of a similar size. The unit is of traditional portal framed construction, surmounted by a pitched profile metal sheet roof. Internally the property is well presented and laid out to provide office, tea perp and toilet accommodation as well as an open plan workshop area.

Externally, the property is clad in profile metal sheeting, with the unit benefiting from a roller shutter and pedestrian door to the front and fire exit to the rear. The unit also benefits from three dedicated parking spaces.

The property forms part of a smaller exclusive trading estate which was split and refurbished into its current configuration of eleven units in 2007.

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition on a GIA basis. The unit extends to 189 Sq M (2,032 Sq Ft).

LEASE TERMS

The property is available on a Full Repairing and Insuring lease at an annual rent of £25,000 for a term to be agreed. Further information is available from the sole letting agents.

EPC

Available upon request.

BUSINESS RATES

We are advised by the local Assessor the property currently has a Rateable Value of £16,900 which results in rates payable (2025/26) of approximately £8,500 per annum. Interested parties are advised to make their own enquiries with regards to any relief via the Small Business Rates Relief Scheme.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon. All prices quoted are exclusive of VAT.

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GET IN TOUCH

Please get in touch with our letting agents for more details.

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Ryden

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