

TO LET

SHOWROOM PREMISES

- Purpose built car dealership within a well established business location suitable for a variety of alternative uses
- Immediate date of Entry
- Large yard and demised car parking

UNIT 2

26 BANKHEAD DRIVE
SIGHTHILL INDUSTRIAL ESTATE
EDINBURGH EH11 4DJ

Ryden.co.uk
0131 225 6612

CANNING VALE PROPERTY
0141 266 0240

UNIT 2

Location

The subject premises are located on the south side of Bankhead Drive and benefit from a highly prominent position within Sighthill Industrial Estate, Edinburgh's premier industrial location.

More precisely Sighthill Industrial Estate is approximately 4 miles west of the city centre and benefits from immediate access to the Edinburgh City Bypass (A720) and the M8 (Edinburgh - Glasgow motorway). The estate is well situated to serve not only Edinburgh city centre but also central Scotland via the motorway network. The premises are within easy walking distance (2 minutes) of the Bankhead Tram Stop providing quick and easy access to the Airport and city centre destinations.

Bankhead Drive / Calder Road is one of the main motor trade locations in Edinburgh. The immediate surrounding area is of mixed commercial uses to include the following: INEOS Grenadier, Arnold Clark Fiat, Harley Davidson, and Audi. Trade occupiers include: Screwfix, Plumbstore, Toolstation and B&Q.

Furthermore Hermiston Retail and South Gyle Business Park are within close proximity.

A PROMINENT INDUSTRIAL LOCATION WITH EXCELLENT TRANSPORT CONNECTIONS.



UNIT 2

Description

The property comprises a showroom building providing 16,355 sq.ft (1,519.4 sq.m) of total accommodation that has been extensively refurbished and sits on a large site with associated car parking and yard space. The premises are split between expansive double height showroom and customer interaction areas including sales offices. Commercial access to the showroom is via large glazed sliding doors.

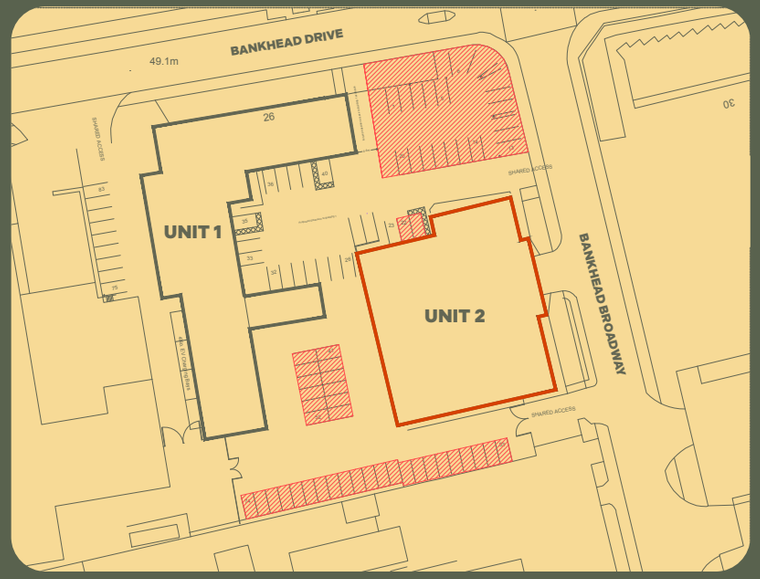
Workshop and ancillary accommodation are provided with vehicle access through 3 motorised roller shutter doors.

Additional features include:

- 5x Vehicle ramps
- Compressed air line
- Exhaust extraction
- Wheel alignment
- 4x Pad lifts

16,355 SQ FT OF REFURBISHED SHOWROOM, WORKSHOP AND OFFICE SPACE.





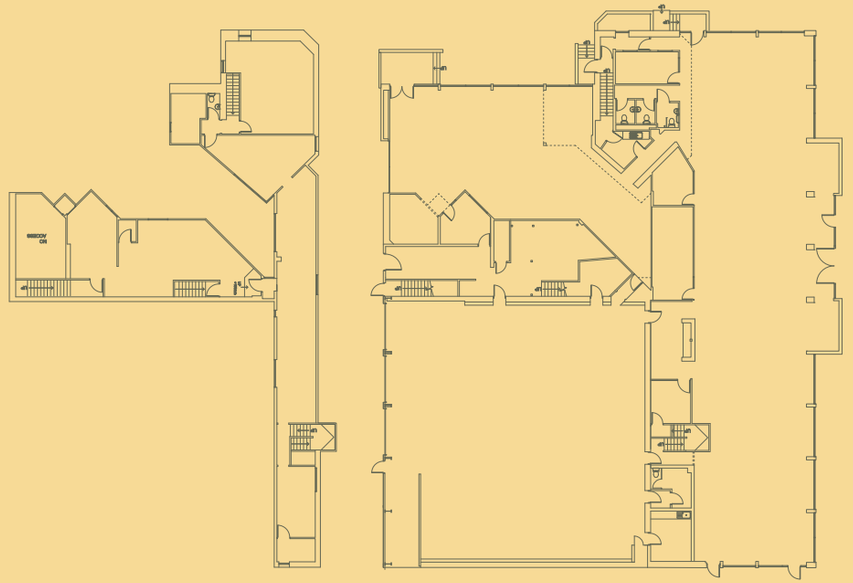
KEY

Unit 2 Parking

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

AREA	SQ M	SQ FT
SHOWROOM / OFFICE	740.7	7,973
WORKSHOP / STORES	504.9	5,435
OFFICES / STORES	273.8	2,947
TOTAL	**1,519.4**	**16,355**



FIRST FLOOR

GROUND FLOOR

26 BANKHEAD DRIVE

UNIT 2









Business Rates

We are advised by the local Assessor that the property currently has a Rateable Value of £168,000.

Energy Performance Certificate

Available on request.

Lease Terms

The building is available on new full repairing and insuring lease for a 5 year term to be agreed.

Rental

Upon application.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Vat

All figures quoted are exclusive of VAT.



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GET IN TOUCH

Viewing is strictly by arrangement with the joint letting agents:

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CANNING VALE PROPERTY
0141 266 0240

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