



# Industrial / Warehouse / Workshop

Garage, Bankhead Crossway North, Edinburgh, EH11 4DY

Flexible Lease Terms Available  
Available Immediately

**TO LET**  
**9,162 sq ft**

**AVISON  
YOUNG**

## Key Highlights



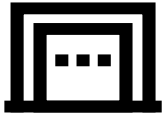
Size  
**9,162 sq ft**



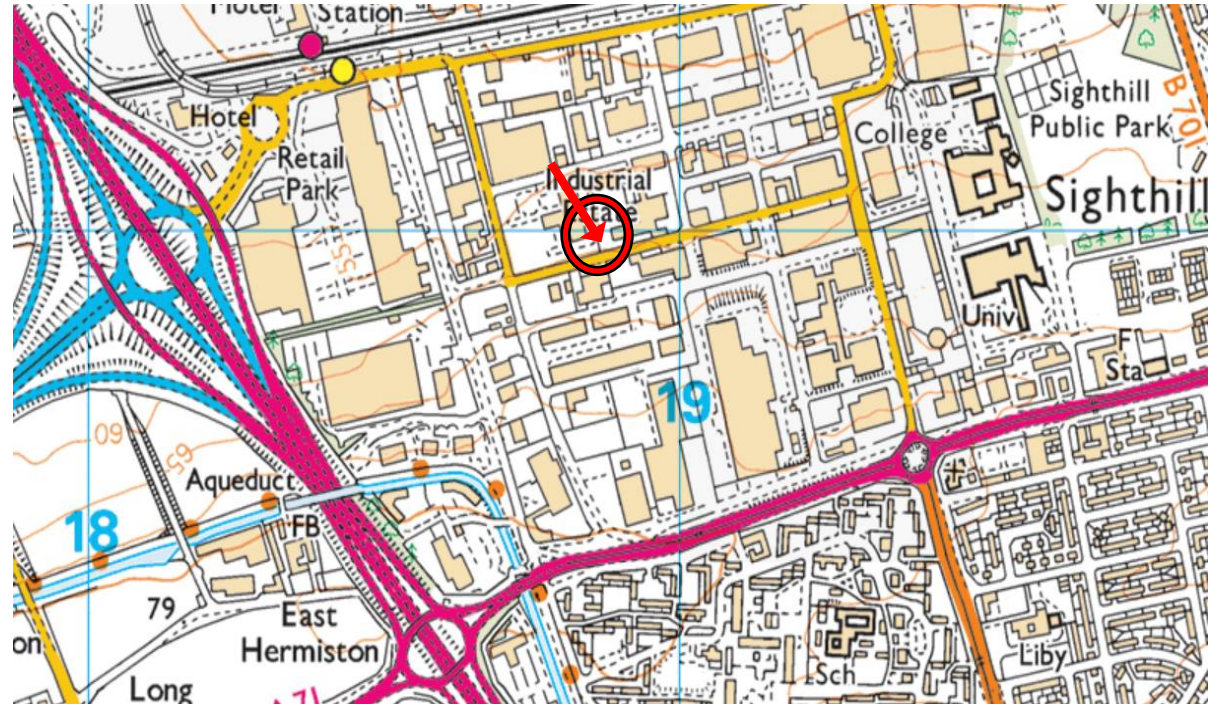
Eaves Height  
**5.2 m**



Energy Performance  
**EPC D (46)**



Accessibility  
**2 roller shutter doors**



## Location

The unit is located within Sighthill, Edinburgh's principal industrial location, approximately 4 miles west of the City Centre.

The property benefits from excellent road access to the Edinburgh City Bypass & the wider motorway network (M8, M90, M9).

The site is accessed via Bankhead Crossway North and lies to the rear of a live BT site. There is shared access with BT which leads to a self-contained unit with its own dedicated yard and car park.

Surrounding occupiers include Thornbridge, Screwfix, Howdens, Dingbro,

Brandon Hire and Safe Store. Edinburgh Park station and tram is a short walk away as is the amenity offer at Hermiston Gait Retail Park.



# Industrial Premises – To Let

## Description

The property is a detached single storey, portal frame unit with combination of cladding and block elevation under a profile metal clad roof. The unit has extensive glazed sections providing a bright working environment.

The unit benefits from two large vehicular access doors (one motorised up & over door; the other sliding doors) together with 3 pedestrian doors.

The unit is currently set out as a commercial vehicle repair workshop with a small customer facing area leading on to the main workshop area with existing pit and commercial vehicle repairs. This then leads to a staff area with canteen, office and welfare facilities. There is a small mezzanine above this section of the building for storage.

Externally the property benefits from a reasonable yard area and car parking. There are also some small outbuildings.

## Tenure

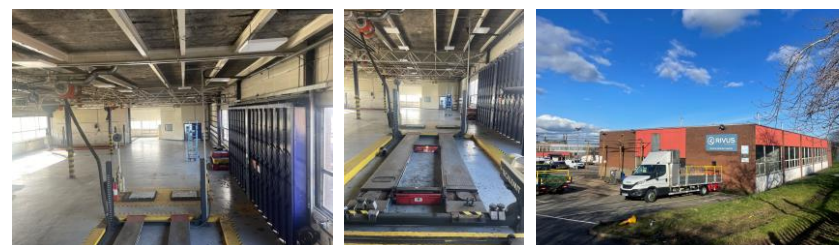
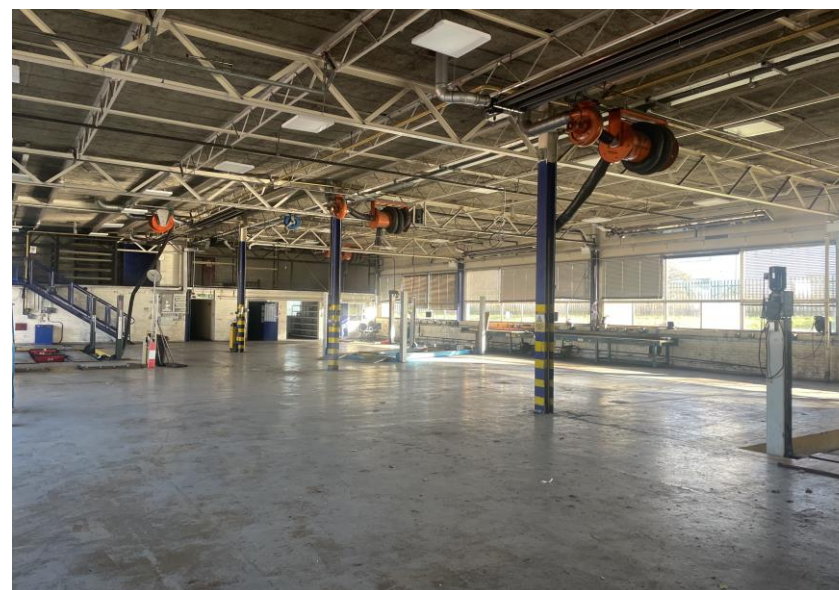
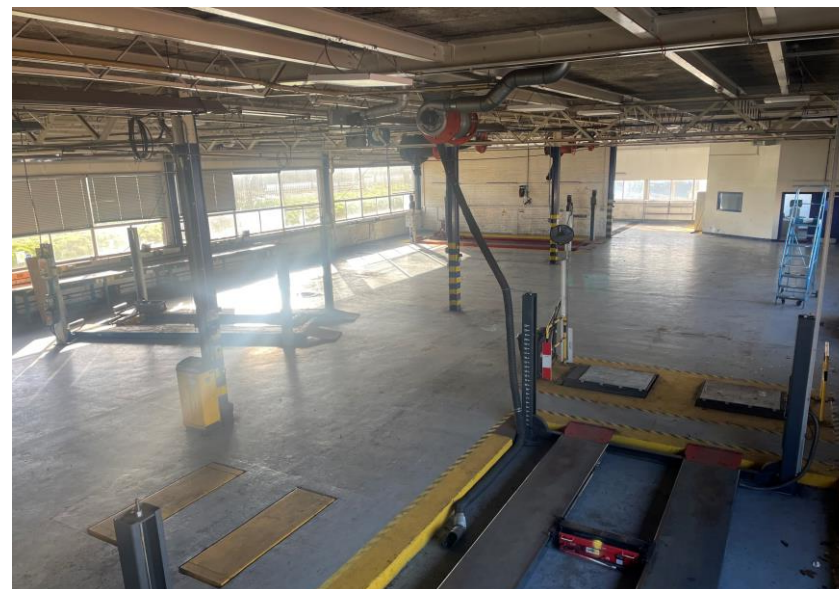
The unit is available by way of a new sub-lease for the remaining lease term, expiring 31<sup>st</sup> December 2031.

## Accommodation

The unit has been measured on a Gross Internal basis and extends to the following:

Floor	Sq Ft	Sq M
Vehicular Repair Workshop	7,522	699
Staff Amenity/Offices	1,640	152
<b>TOTAL SPACE</b>	<b>9,162</b>	<b>851</b>
<i>Mezzanine</i>	<i>1,640</i>	<i>152</i>

**Avison Young** | Garage, Bankhead Crossway North, Sighthill, Edinburgh



## Rent

On application from the letting agents.

## Service Charge & Insurance

A service charge and building's insurance cost will be payable.

## Planning

Interested parties to make their own enquiries.

## Business Rates

To be reassessed.

## VAT

All costs are subject to VAT at the appropriate rate.

## For further information, please get in touch:

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