

**TO LET**

BANKHEAD DRIVE  
SIGHTHILL INDUSTRIAL ESTATE  
EDINBURGH | EH11 4EJ

**PROMINENT  
INDUSTRIAL /  
TRADE COUNTER  
PREMISES**

# UNIT 3 CATALYST TRADE PARK

- / 351 sq m (3,776 sq ft)
- / Edinburgh's most established Industrial and trade location
- / Surrounding occupiers include Topps Tiles, Audi, Burtons Biscuits, Crown Paints, Royal Mail, Vauxhall, Skoda and Harley Davidson
- / Excellent car parking facilities



# LOCATION

The subject premises are located within the well established Sighthill Industrial Estate. The estate is approximately 4 miles south west of Edinburgh's city centre and offers convenient access to the City of Edinburgh Bypass (A720), Edinburgh Airport, Junction 1 of the M8 motorway and other motorway connections.

Catalyst Trade Park is accessed via Bankhead Drive, adjacent to the Audi car showroom, and benefits from excellent frontage on to Calder Road which is a major thoroughfare in west Edinburgh.

Neighbouring occupiers include Topps Tiles, Audi, Burtons Biscuits, Crown Paints, Royal Mail, Vauxhall, Skoda and Harley Davidson.



# DESCRIPTION

The premises comprise modern industrial accommodation of steel portal frame construction under a pitched steel clad roof. Internally the property is currently arranged to provide uninterrupted open industrial space which benefits from the following specification:

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Minimum eaves height of 6m rising to 8.45m

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Glazed pedestrian frontage

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Translucent roof panels

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Fluorescent strip lighting

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Vehicular access via electric up and over door

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3 phase electricity supply

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Male & female WC facilities

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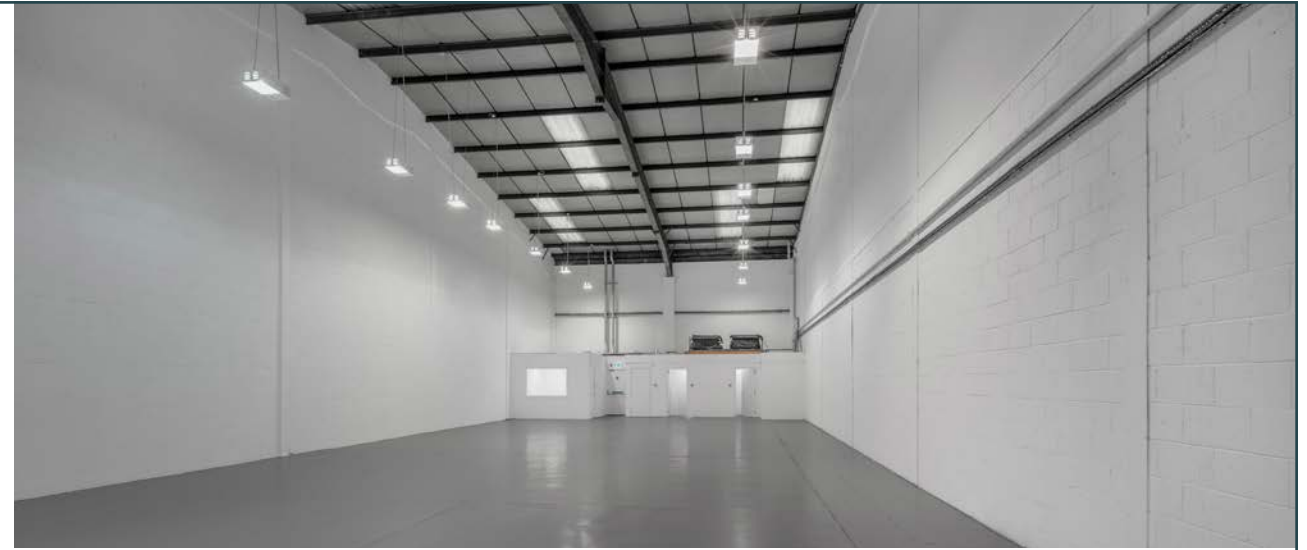
Kitchen

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Externally the property benefits from excellent car parking and heavy vehicle access.

# ACCOMMODATION

	SQ M	SQ FT
Unit 3	351	3,776



# MODERN INDUSTRIAL UNIT IN EDINBURGH'S MOST ESTABLISHED INDUSTRIAL AND TRADE LOCATION



## BUSINESS RATES

We are advised by the local Assessor the property currently has the following Rateable Value:

	Rateable Value	Rates Payable 2024/2025
Unit 3	£30,700	£15,300 per annum

## TERMS

The property is available on a new Full Repairing & Insuring lease for a term to be agreed. The quoting rent is £42,000 per annum plus VAT.

## VAT

All figures quoted are exclusive of VAT which will be payable at the prevailing rate.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## VIEWING & FURTHER INFORMATION

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## PROMINENT INDUSTRIAL / TRADE COUNTER PREMISES

# UNIT 3 CATALYST TRADE PARK

Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. January 2025. Designed by [thefifthhouse.co.uk](http://thefifthhouse.co.uk)