

INDUSTRIAL

TO LET



- PRODUCTION/
WAREHOUSE UNIT
- 752.46 SQ M (8,099 SQ FT)
- GOOD QUALITY OFFICES
- DEDICATED YARD & CAR
PARKING
- AVAILABLE OCTOBER 2026

**4C BANKHEAD CROSSWAY SOUTH,
SIGHTHILL INDUSTRIAL ESTATE,
EDINBURGH, EH11 4EX**



Location

Sighthill Industrial Estate lies approximately 5 miles west of Edinburgh city centre, on the western edge of the city and within close proximity to the A720 City Bypass. Situated to the north of the A71 Calder Road, the Estate provides excellent access to the M8 at Hermiston Gate and thereafter the wider Scottish Motorway network. The industrial estate provides a variety of industrial and commercial properties for a range of occupiers and includes manufacturing, storage/distribution, trade counter and office premises.

The subject premises are situated to the eastern end of Bankhead Crossway South, close to its junction with Bankhead Avenue. Pedestrian access to the unit is from Bankhead Crossway South with vehicular access provided to the rear via Bankhead Terrace.

Description

The unit is a mid-terraced industrial building of steel framed construction with brick/block infill under a pitched roof of insulated profile metal cladding, incorporating translucent panels to provide natural daylight. The property is harled externally and dedicated yard space/car parking is provided to the rear of the unit. Access to the unit is by way of a 5m electrically operated roller shutter door.

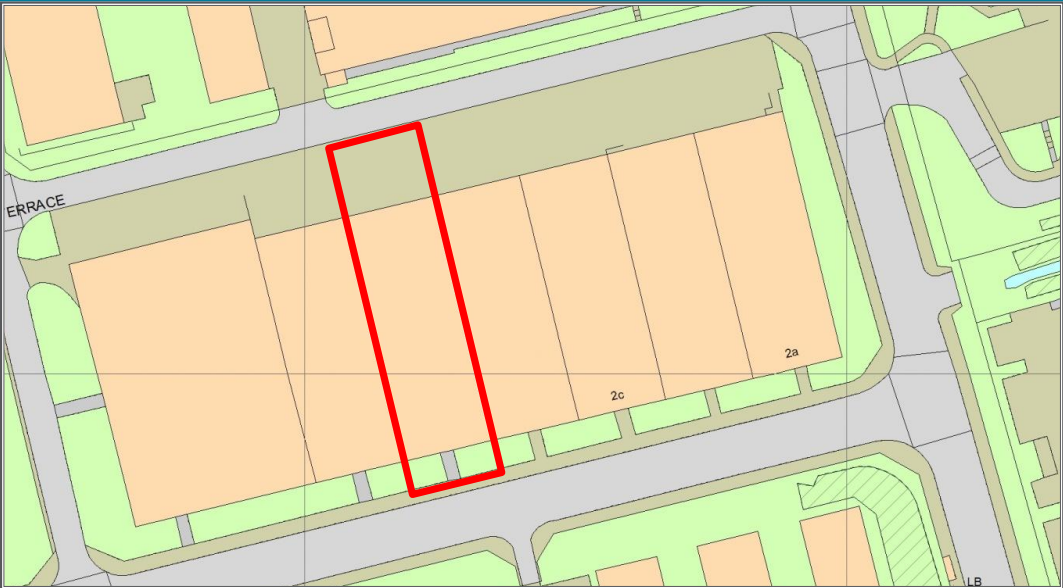
Internally, the open span industrial space incorporates a concrete floor, strip fluorescent lighting and heating is by way of a gas fired hot air system. Office accommodation and staff welfare facilities are provided to the front of the property, facing on to Bankhead Crossway South.

The will be fully refurbished and available for occupation in October 2026.

Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) and has the following gross internal areas:

	Sq M	Sq Ft
Production/Warehouse	752.46	8,099



Rateable Value

The property is entered in the Valuation Roll as a Warehouse with a rateable value of £49,300.

Energy Performance Certificate

An energy assessment has been undertaken and a copy of the EPC can be provided on request.

Terms

The property is available to let on a full repairing basis for a term to be agreed.

Further details are available on application to the sole letting agents.

VAT

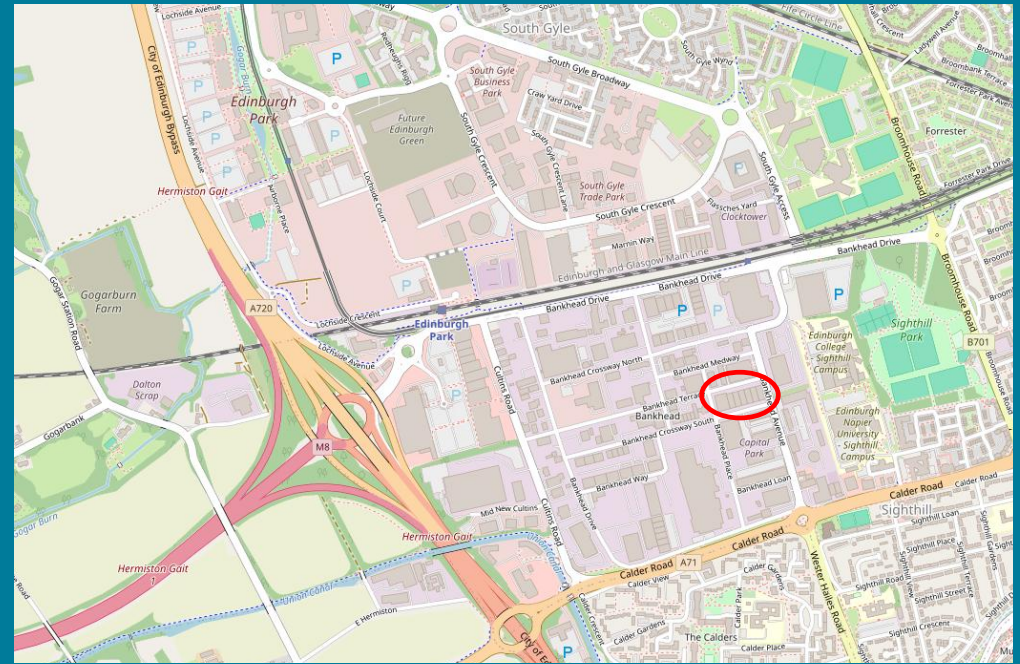
The property is elected for VAT and as such will be applicable at the prevailing rate.

Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however the tenants will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

Anti-Money Laundering

In order to comply with our obligations under anti-money laundering regulations we are required to undertake due diligence on prospective tenants which will include, but may not be limited to, proofs of identity, address and source of funding.



Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.