

TO LET

UNIT 2

26 BANKHEAD DRIVE

SIGHTHILL INDUSTRIAL ESTATE  
EDINBURGH | EH11 4DJ

SHOWROOM PREMISES

16,355 SQ.FT (1,519.4 SQ.M)

Purpose built car dealership with a within well established business location suitable for a variety of alternative uses

Immediate date of Entry

Large yard and demised car parking



Ryden

CANNING VALE  
PROPERTY

0141 266 0240

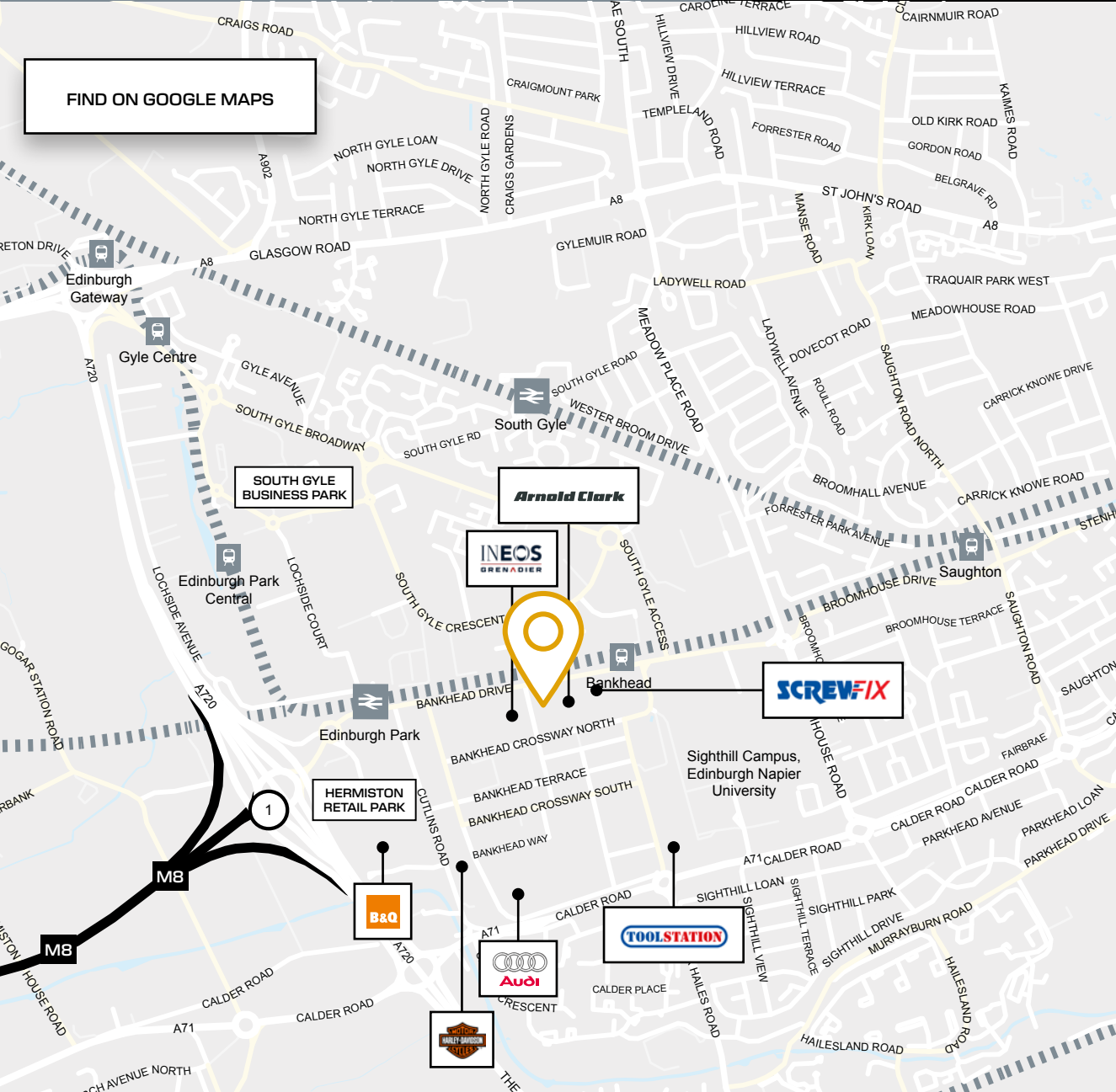
# LOCATION

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.



## 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.

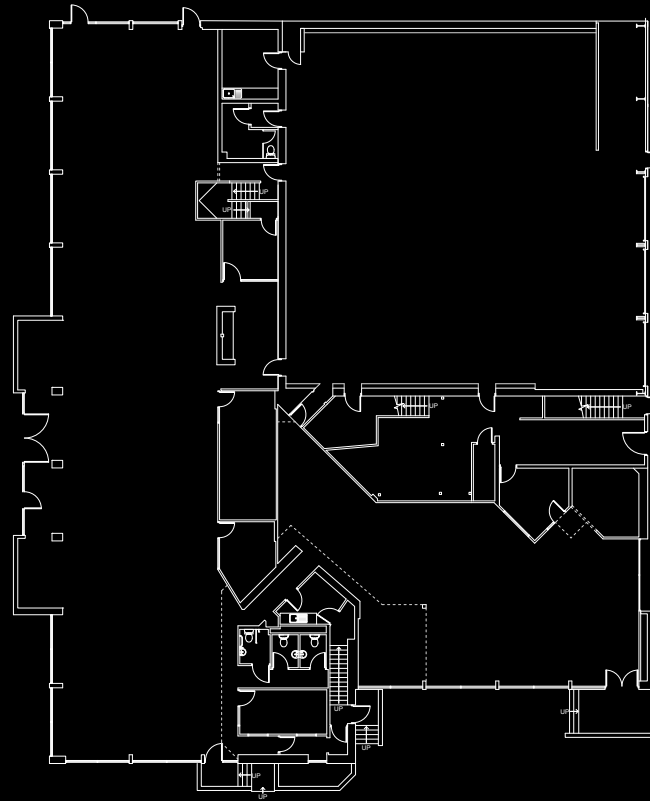
Workshop and ancillary accommodation are provided with vehicle access through 3 motorised roller shutter doors.

## ACCOMMODATION

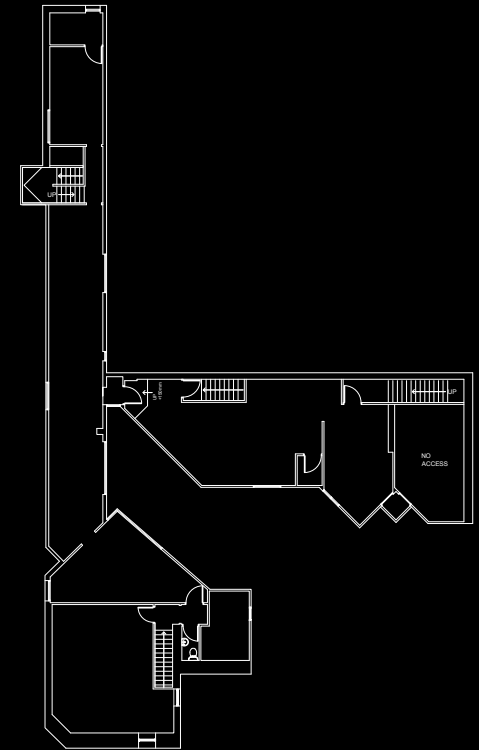
The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

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

# UNIT 2 26 BANKHEAD DRIVE FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



### **BUSINESS RATES**

To be reassessed. Further details are available upon request.

### **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.





# GET IN TOUCH

Viewing is strictly by arrangement with the joint letting agents:

**Alan Herriot**

T 07880 722 326

E [alan.herriot@ryden.co.uk](mailto:alan.herriot@ryden.co.uk)

**Peter Hutton**

T 07585 509 466

E [peter@canningvaleproperty.co.uk](mailto:peter@canningvaleproperty.co.uk)

# Ryden

**CANNING VALE**  
PROPERTY

**0141 266 0240**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given 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 what ever in relation to this property. **June 2024**

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