

DM HALL

For Sale

Industrial /
Warehouse /
Workshop

5 Bankhead
Medway, Sighthill,
Edinburgh,
EH11 4BY



743.02 SQ M
(7,998 SQ FT)

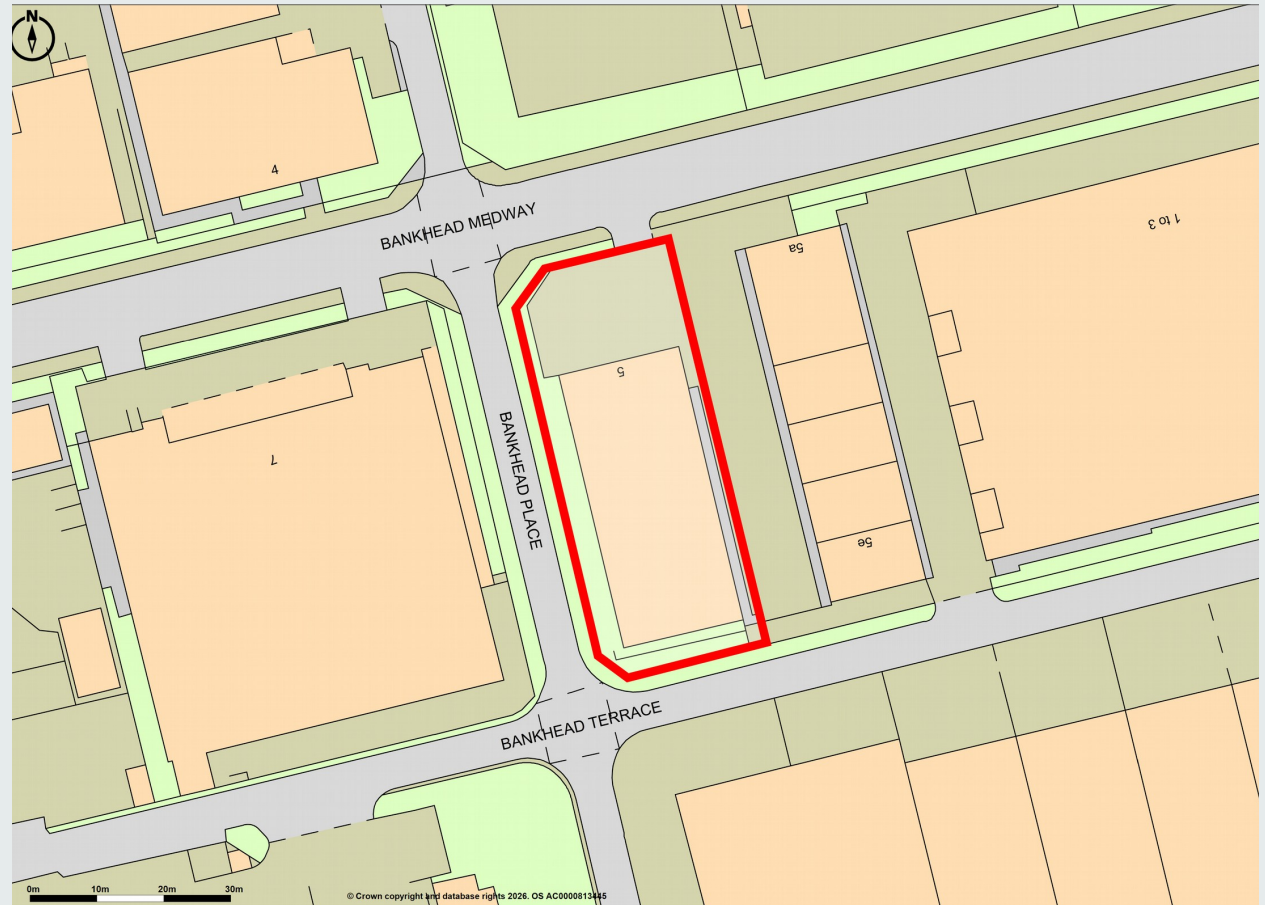
Property Details

- Rarely available industrial / warehouse / workshop premises available for outright heritable purchase
- Located in Sighthill Industrial Estate, Edinburgh's premier industrial park
- Benefits from generous yard, parking and vehicle loading to the front of the building
- Situated in extremely close proximity to the A720 Edinburgh City Bypass, M8, M9 and M90 Motorway networks and Edinburgh Airport
- Ideal for owner occupation or investment purposes and offers excellent rental/letting potential
- Re-cladding to external walls and new roof completed in 2021
- Immediately available upon completion of legal proceedings
- Offers in excess of £975,000 (exc. of VAT)

LOCATION:

Bankhead Industrial Estate, which is situated within Edinburgh's Sighthill district, is a prime industrial, logistics and distribution hub, that is located approximately 5 miles to the west of Edinburgh's City Centre. Bankhead Industrial Estate is strategically located within a few minutes' drive from the A720 Edinburgh Bypass, that further provides wider links to all major Scottish motorway networks.

5 Bankhead Medway itself is situated very centrally within the estate and is accessed from Bankhead Avenue from the west and Bankhead Broadway from the east. Access can also be taken from the south from Bankhead Terrace, down the adjacent road of the building from Bankhead Place.



Capital Trade Park, Edinburgh's newest trade counter and industrial hub within Bankhead, that houses tenants such as Travis Perkins, Agilico and Zavi tech, is located approximately 200m to the south of the premises.

The location of the premises is seen on the below appended plan:

DESCRIPTION:

The subjects comprise a steel portal frame industrial / warehouse / workshop premises with brick infill walls and external profile metal sheet cladding, with a pitched profile metal sheet clad roof. The subjects benefit from the below specification:

- Re-cladding to external walls and new roof completed in 2021
- Translucent roof panels with circa 25% coverage
- Generous yard / parking / circulation space located to the front of the building
- Electric roller shutter, height of 4.26m X width of 6.08m
- High level fluorescent tube light-fittings
- Low eaves of 4.74m with apex of 8.86m
- 3-phase electrical system
- Solid load bearing concrete floor
- Office / meeting space with 2 X W/C compartments

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal Area basis and is as follows:

Accommodation	SQ M	SQ FT
Industrial / Warehouse / Workshop	743.02	7,998

SALE TERMS:

Offers in excess of £975,000 (exc. of VAT) are invited for the outright purchase of our client's heritable interest (Scottish equivalent of English Freehold).

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The EPC rating is a A.

DRONE FOOTAGE:

Please see following drone footage for the building -

NON-DOMESTIC RATES:

According to the Scottish Assessors Association website, the subjects are noted to have a current rateable value of £46,700.



