

## REFURBISHED OFFICE/BUSINESS CENTRE OPPORTUNITY

Located in the heart of Edinburgh's premier industrial/business area

Refurbished office accommodation suitable for call centre/business centre

5-minute walk from Bankhead tram stop

Close to wide range of commercial occupiers

Flexible lease terms available

# TO LET



### SIGHTHILL ONE

1- 3 BANKHEAD MEDWAY, SIGHTHILL, EDINBURGH EH11 4BY

HERMION  
GAIT RETAIL  
PARK

NOVATEL  
HOTEL

NATIONAL  
RECORDS OF  
SCOTLAND

EDINBURGH  
PARK RAILWAY  
STATION

BANKHEAD  
INDUSTRIAL  
ESTATE

LLOYDS  
BANKING  
GROUP

CITY  
BYPASS

CATALYST  
TRADEPARK

CALDER ROAD

SIGHTHILL  
TRAM HVT

HMRC

ONE  
S I G H T H I L L

**LOCATION**

- » 5 miles west of city cent
- » Excellent access to M8/City Bypass
- » 5 minutes walk to Tram Halt
- » 10 minutes walk to Hermiton Gait Retail Park
- » 12 minutes walk to Edinburgh Park Railway Station

## LOCATION

Edinburgh, with a resident population of approximately 500,000 people and catchment of more than 1,000,000 people, is the Capital of Scotland and the sixth largest financial centre in Europe. 60% of Scotland's population lies within one hour's drive of the City, which is both the seat of the Scottish Parliament and Scottish Government.

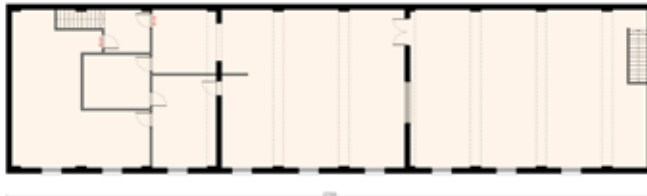
Sighthill is Edinburgh's premier industrial, trade park and business location. Lying approximately 5 miles to the west of Edinburgh City Centre and benefitting from excellent road links to Scotland's motorway network adjacent. Sighthill Industrial Estate could be considered one of the premier industrial localities around Scotland's capital city.

More specifically the subjects which form part of the SIGHTHILL ONE development is prominently located on the corner of Bankhead Avenue and Bankhead Terrace to the northeast of Sighthill Industrial Park. Adjacent occupiers include Napier University (Sighthill Campus), HMRC, Bank of Scotland, Catalyst Trade Park and Makro.

**ACCOMMODATION**

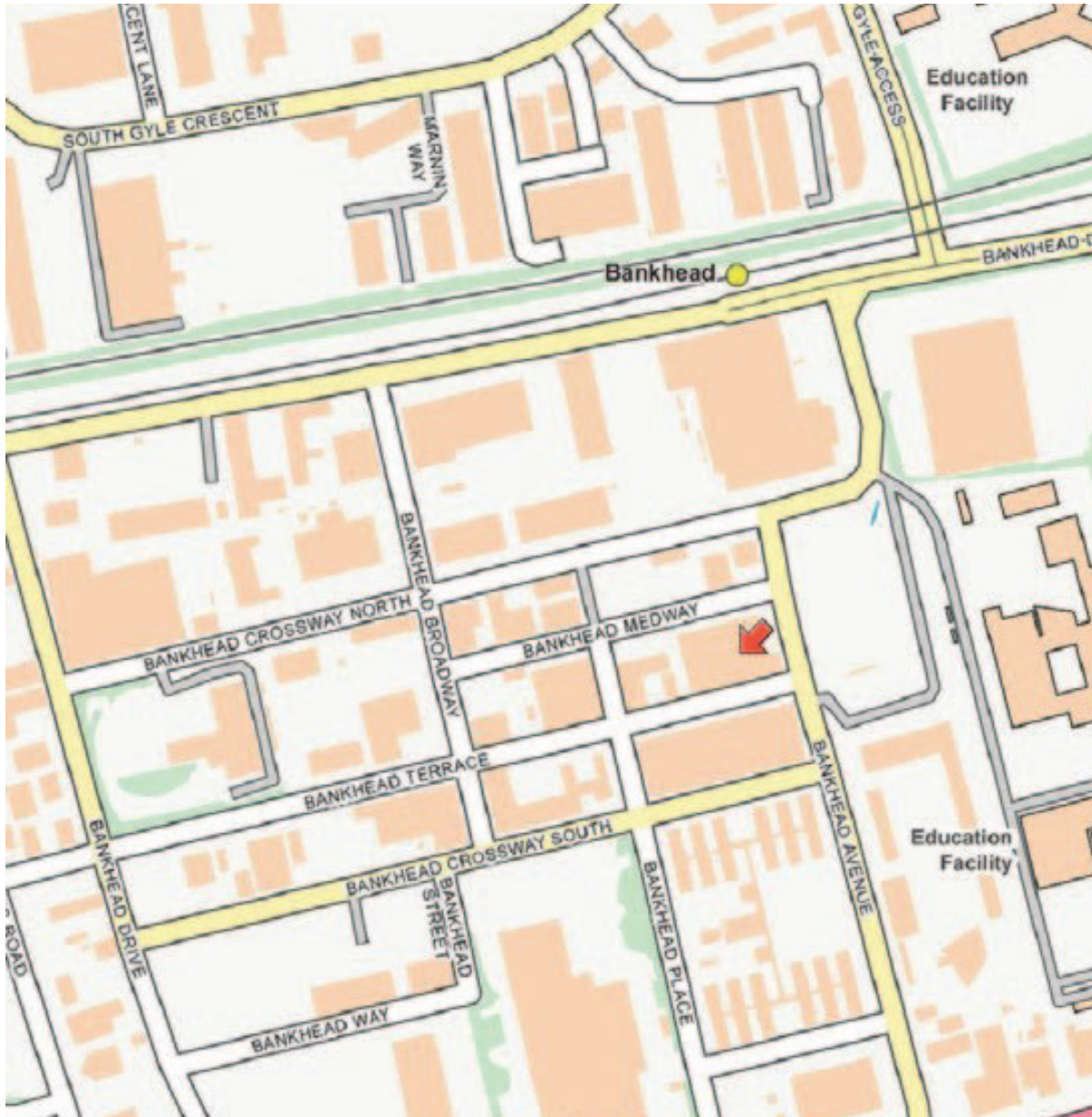
The unit extends to a gross internal area of 740 Sq M ( 7965 Sq Ft )

**OFFICE/BUSINESS CENTRE SITE PLAN**



**SIGHTHILL ONE LAYOUT**

Unit A	RESTAURANT	449 Sq M	4,833 Sq Ft
Unit B	RETAIL / WAREHOUSE	790 Sq M	8,503 Sq Ft
Unit C	WAREHOUSE / DISTRIBUTION	1,894 Sq M	20,386 Sq Ft
Unit D	OFFICE / BUSINESS CENTRE	740 Sq M	7,965 Sq Ft



## DESCRIPTION

The premises form part of the new SIGHTHILL ONE Development which is currently being undertaken by SRA Ventures. The development is the result of the refurbishment of the iconic former Shapes warehouse which occupies a prime trading location in the heart of the most popular industrial services district of Edinburgh, Sighthill. It creates 4 unique business spaces consisting of a 100-desk business centre or office, a distribution warehouse, an 8000 Sq ft retail space and a restaurant.

The available office accommodation, configured over ground and mezzanine levels and referred to as Unit D on the floorplan, will be equipped with the following specification:

- ✓ Data trunking and electrical sockets
- ✓ Modern lighting throughout
- ✓ Cat 5e wiring/broadband connectivity
- ✓ Kitchen/staff break out area
- ✓ Gas central heating
- ✓ Fully DDA compliant
- ✓ Male and female WCs

There will be various signage/branding opportunities available to a tenant on the elevation facing Bankhead Medway.

## CAR PARKING

There will be a number of unallocated spaces at SIGHTHILL ONE. In addition, the surrounding streets provide unrestricted car parking.

## RATEABLE VALUES

The units will require to be assessed upon occupation.

## EPC

The Energy Performance Certificates (EPC) are available on request.



### LEASE TERMS

The premises are currently undergoing an extensive refurbishment. Additional information and a summary of the works are available upon request. The premises are available for immediate occupation on a new full repairing insuring basis at an annual rent of £50,000 per annum. The landlord will also look favourably at a landlord's contribution for tenant fit-out costs.

### VAT

VAT will be payable on the rent, insurance and service charge.

### DATE OF ENTRY

The units will be available for occupation from November 2018. Entry will be available either upon conclusion or purification of missives or by prior agreement with the Landlord

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings Transactions Tax and registration dues incurred in this transaction.

### VIEWING & FURTHER INFORMATION

Viewing and further information available from the joint letting agents:-

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**ALLIED  
SURVEYORS  
SCOTLAND**

#### **IMPORTANT NOTICE**

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6. Date of Publication: September 2018