



**Unit 6, 31 Bankhead Terrace,
Sighthill Industrial Estate,
Edinburgh, EH11 4DY**

- Rarely available mid terraced industrial unit
- Set within well-established Sighthill Industrial Estate
- GIA: 186.74 Sq M (2,010 Sq Ft)
- 3 Private Parking spaces
- Passing Rent of £22,000 per annum

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition on a GIA basis. The unit extends to 186.74 Sq M (2010 Sq Ft)

EPC

A copy of the EPC can be given upon request.

TENANCY

Tenant	Scotshirts Ltd
Rent	£22,000 per annum until 24th September 2027. £25,000 per annum from September 2027 until September 2029
Rent Review	September 2029 on an upward only basis to open market rent.
Lease Term	Expiry 24th September 2034
Break Option	Tenant only break option on 24th September 2029
Lease Type	Full Repairing and Insuring subject to Schedule of Condition

RENT

Passing rent of £22,000 per annum with set rise to £25,000 per annum from September 2027.

RATEABLE VALUE

According to the Scottish Assessors Association website the subjects have a current rateable value of £19,400.

LEGAL COSTS + VAT

Each party shall be liable for their own legal costs incurred within this transaction. All prices quoted ex VAT.

To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: March 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.