

MODERN CAR SHOWROOM PREMISES

6A Cultins Road

**Sighthill Industrial Estate
Edinburgh EH11 4DG**

Size: 953 sq m (10,289 sq ft)

Car parking 127 spaces

Site area – 1.04 Acres

Availability – On conclusion of missives

**Lease Available
Offers Invited**



**Interactive
Tour Here**



LOCATION

The property is prominently situated on the west side of Edinburgh in an established industrial, trade and car dealership location.

Situated approximately three miles west of Edinburgh City Centre and three miles east of Edinburgh Airport, the property is ideally situated to serve all areas of east Central Scotland.

The property is situated on the east side of Cultins Road between Edmundson Electrical and West End Skoda.

Other occupiers in close proximity include: Edinburgh Audi, Arnold Clark, Peoples Ford, Royal Mail and Hermiston Gate Retail Park which includes B&Q, Aldi, Decathlon and Tesco.



DESCRIPTION

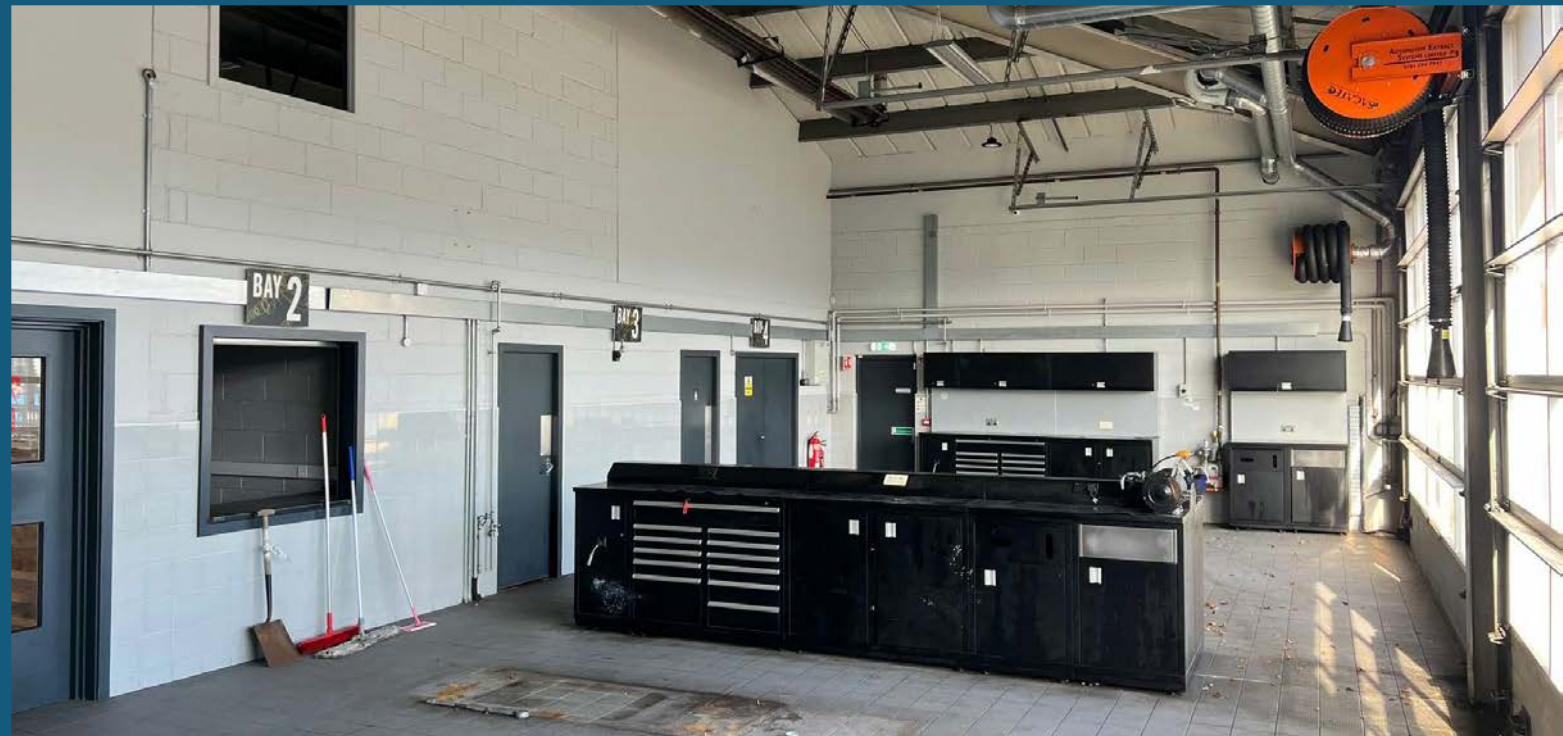
The property comprises a modern car showroom, repair and servicing facility situated on a site area of 0.42 Hectares (1.04 Acres).

The construction is a modern steel frame with insulated walls and roof cladding. The showroom has an impressive, glazed frontage, tiled floor, heating, lighting and a sales reception area. At first floor level there is further office accommodation and meeting rooms for staff.

To the rear of the car showroom is a parts and servicing area capable of taking three vehicle ramps. Additional vehicle ramps were accommodated in the rear workshop, within the main building.

The offices are fitted and decorated to a high standard. The building benefits from a number of vehicle access doors to the side vehicle delivery area and also the rear workshop.





ACCOMMODATION

The gross internal area is as follows:

Description	Area	
	Sq M	(Sq Ft)
Showroom	295.21	(3,178)
Offices / Customer WCs	33.63	(362)
Part Store / Staff	79.48	(856)
Workshop	258.55	(2,783)
External Valet / Wash Bay	77.62	(835)
First Floor – Offices / Kitchen / Store	205.04	(2,207)
Total:	949.53	(10,221)

We estimate that there is a total of 127 car spaces adjoining this building.

LEASE TERMS

We invite offers for the benefit of our client's leasehold interest. For further information on the existing lease terms and the premium required, please contact the letting agents noted below.

RATEABLE VALUE

The rateable value for the property is as follows: RV £158,500.

VIEWING AND FURTHER INFORMATION

All viewings of this property are to be arranged on an accompanied basis. For further information please get in touch with our letting agents for more details.

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