

TO LET
INDUSTRIAL

 **GRAHAM
SIBBALD**



**27 Bankhead Drive,
Edinburgh, EH11 4DN**

- Industrial unit with good size yard + Office content
- Situated within Edinburgh's prime industrial Estate
- Secure site suitable for a variety of users
- Industrial Building: 209.86 Sq M (2,259 Sq Ft)
- Modular Office 144 Sq M (1,550 Sq Ft)
- Offers over £35,000 per annum

LOCATION

The subjects are situated within the Sighthill Industrial Estate lying approximately five miles to the west of Edinburgh City Centre.

Sighthill Industrial Estate would be considered one of the premier industrial localities surrounding Scotland's capital city.

The estate benefits from good road connection transport links to Scotland's motorway network and the capital city centre, with a number of local, regional and national enterprises being located within the close proximity including Arnold Clark, Brand Access Solutions and Brandon Tool Hire amongst others.

The site can be seen more specifically on the appended map.



DESCRIPTION

The subjects comprise a concrete/tarmac yard incorporating an industrial unit constructed by way of a steel portal frame with part brick part profile metal sheet unit surmounted under a profile cement sheet roof.

Internally the subjects are laid out to provide open plan warehouse space, with the floor incorporating a vehicular inspection pit. The property benefits from vehicular and pedestrian access points.

A modular office block has been installed on site comprising a mix of open plan and cellular office accommodation incorporating tea preparation and toilet cubicles.

ACCOMMODATION

We have measured the premises in accordance with the RICS code of Measuring Practice 6th edition:

Industrial Building	209.86 Sq M	(2,259 Sq Ft)
Modular Office	144 Sq M	(1,550 Sq Ft)

The site we note extends to approx. 0.315 acres.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

RENT

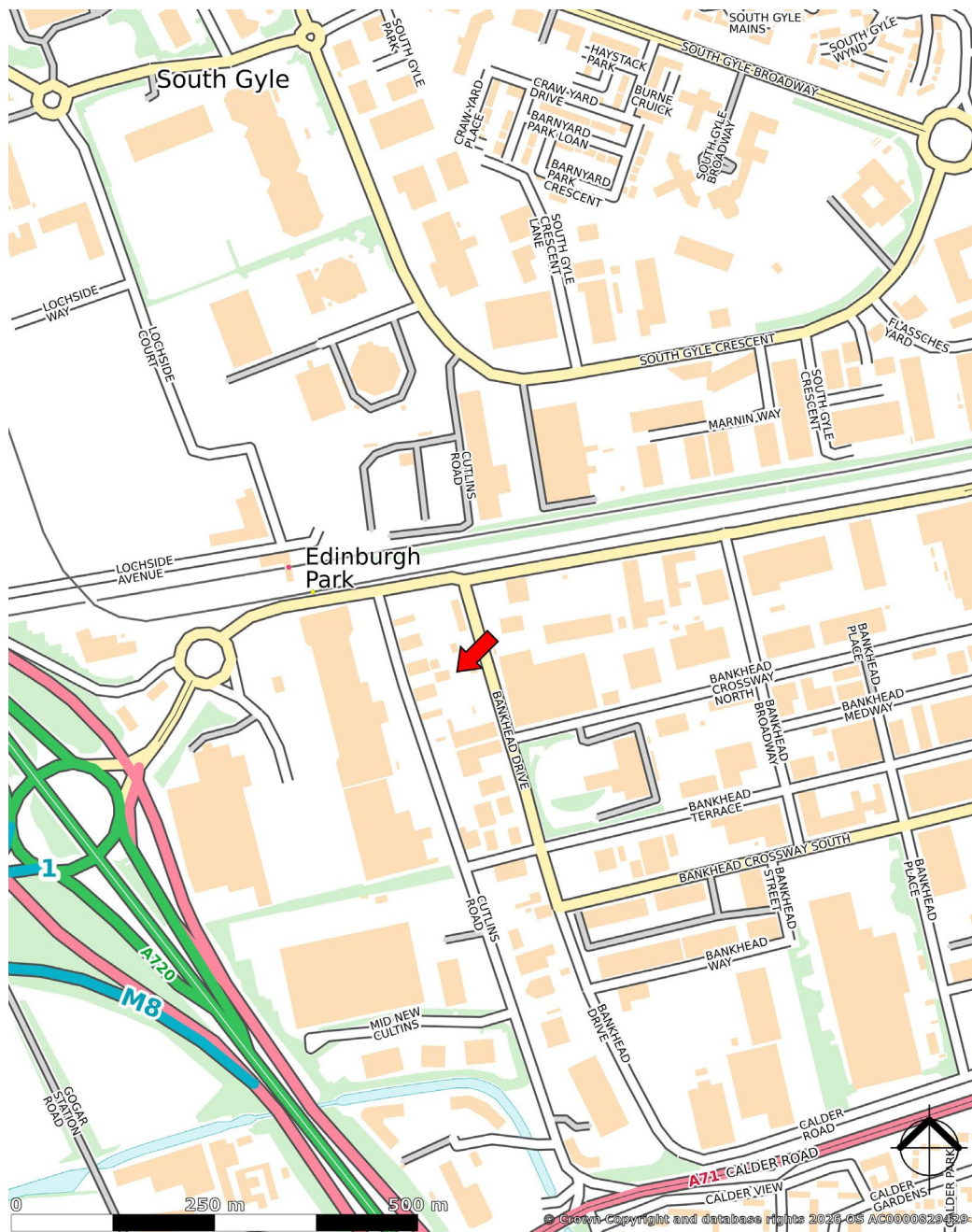
We are seeking offers over £35,000 per annum

RATEABLE VALUE

With reference to the Scottish Assessors Association website we note the rateable value is £32,400 with effect from April 2026.

LEGAL COSTS + VAT

Each party shall be liable for their own legal costs incurred within this transaction. All prices quoted exclusive of VAT which may be chargeable



To arrange a viewing please contact:



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Associate

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Graduate Surveyor

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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: January 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.