

# DM HALL

To Let / Sub-Lease

**Class 1A**

10A Bankhead  
Avenue  
Edinburgh  
EH11 4HD



102.42 SQ M  
1,102 SQ FT

# Property Details

- New sub-lease available for term to be negotiated
- Flexible space suitable for a variety of class 1A uses
- Excellent location just off Calder Road and in neighbouring proximity to Bankhead Industrial Estate
- Offers over £10,000 per annum (exc. of VAT)

## LOCATION:

The subjects are situated within the popular Sighthill area of Edinburgh, approximately 3 miles south-west of Edinburgh's City Centre, as well as being located a short 0.6 miles from the primary Hermiston Gate roundabout.

## DESCRIPTION:

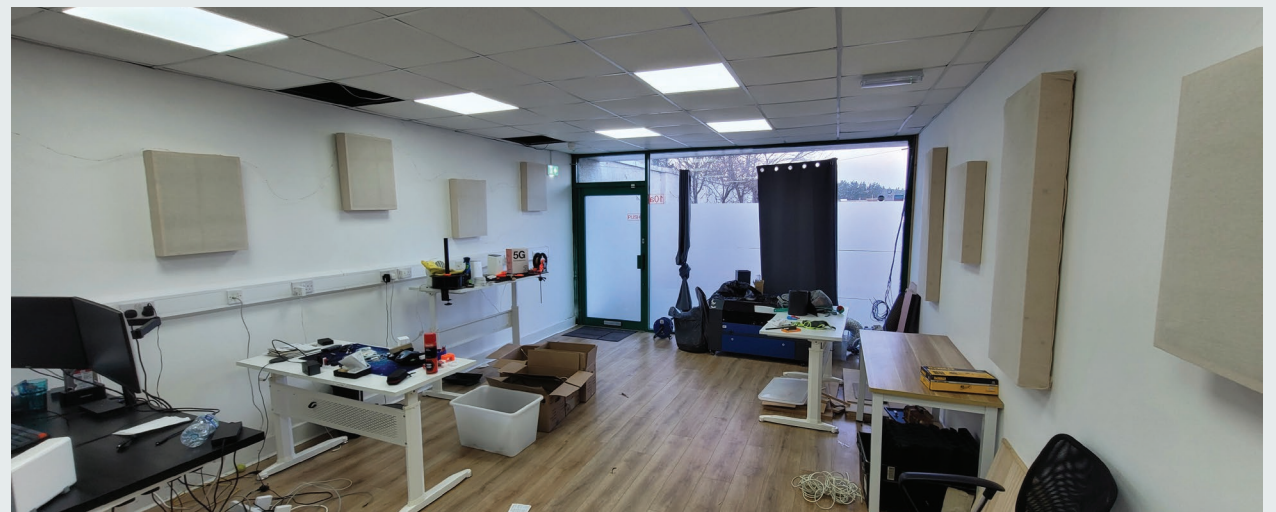
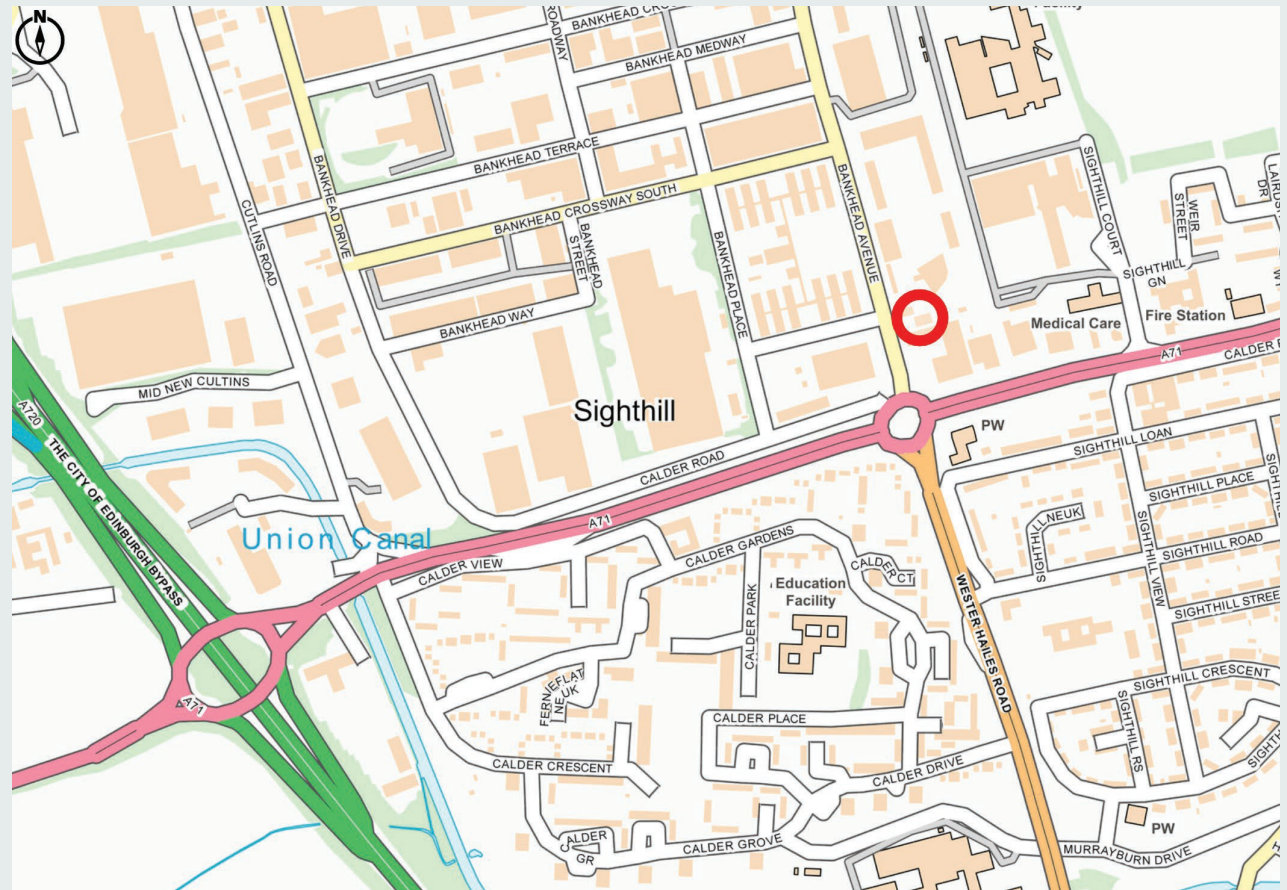
The subjects comprise a single storey semi-detached premises surmounted under a flat roof with what we assume to be a bituminous felt or similar type covering.

Internally, the property benefits from a mix of open plan space to the front with portioned off space to the rear, where a small kitchenette and 2 x W/C compartments are located. The premises may be suitable for a variety of class 1A uses

## ACCOMMODATION & FLOOR AREAS:

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

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Sales, office, storage, W/Cs, kitchenette	102.42	1,102



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## SERVICES:

### LEASE TERMS:

The subjects are available by way of a new sub-lease/licence to occupy for £10,000 per annum (exc. of VAT) for a term to be agreed.

## ENERGY PERFORMANCE:

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

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a rateable value of £6,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

## PROPOSAL:

All proposals to sub-lease should be directed towards the sole agents at the below details.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

## Make an enquiry

Oliver Lawson MSC MRICS  
Justin Akugbo

Edinburghagency@dmhall.co.uk

**DM Hall Commercial**  
**17 Corstorphine Road**  
**Murrayburgh House**  
**Edinburgh, EH12 6DD**

0131 624 6130

**DM HALL**



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**RICS**