



New Industrial / Trade Units

5,140–11,352 sq ft (478–1,055 sq m) **TO LET**

[▶ WATCH VIDEO](#)

- Minimum 6m Eaves
- 3 Phase Power Supply
- Ducting To Units For Fibre Connection
- Electric Roller Shutter Doors
- Office Accommodation
- Dedicated Car Parking

Occupiers include:



SEVEN HILLS

SevenHills

BusinessPark

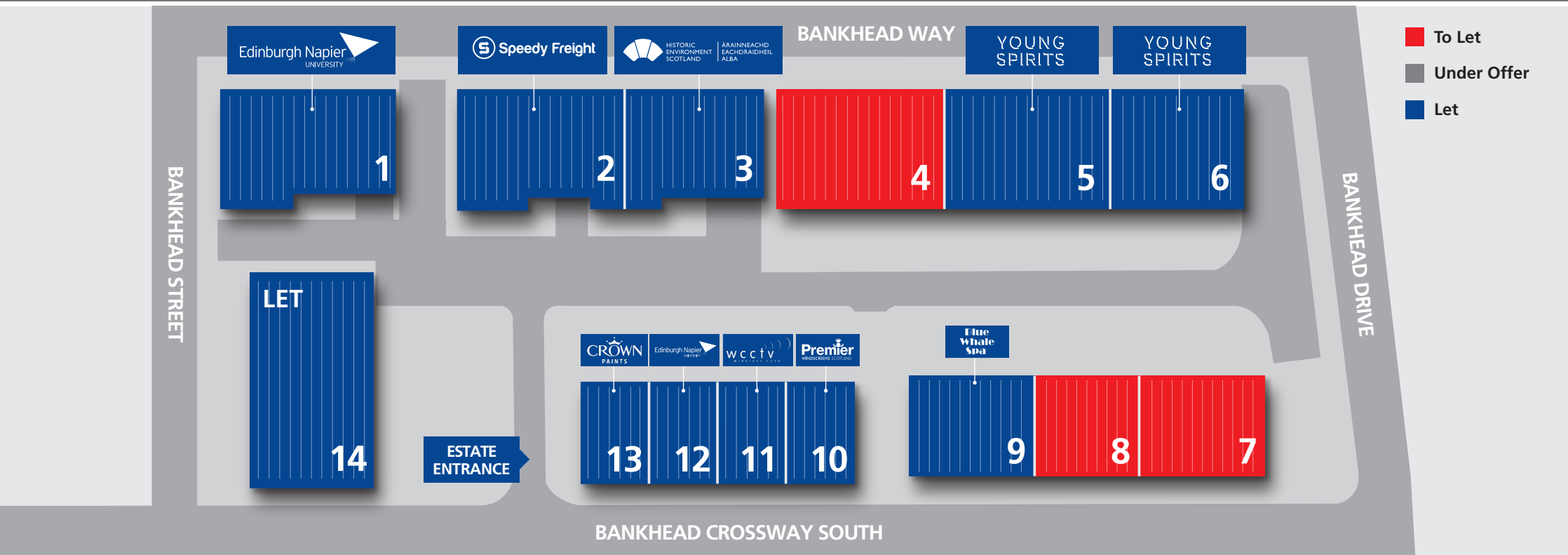
BANKHEAD CROSSWAY SOUTH ■ SIGHTHILL ■ EDINBURGH ■ EH11 4EP



THE DEVELOPMENT

Seven Hills Business Park is a prime new development on Sighthill Industrial Estate, one of Edinburgh's best established business parks. It offers 76,000 sqft of high quality, flexible industrial accommodation now ranging in size from only 478 - 1,016 sqm (5,140 - 11,352 sq ft)

SEVEN HILLS



■ To Let
■ Under Offer
■ Let

ACCOMMODATION

UNIT	SQ FT	SQ M
1 Let To - Edinburgh Napier		
UNIT 2	SQ FT	SQ M
2 Let to - Speedy Freight	7,827	727
UNIT	SQ FT	SQ M
3 Let To - Historic Environment Scotland		

UNIT 4	SQ FT	SQ M
Ground Floor	9,919	922
First Floor Office	1,016	94
Total	10,935	1,016
UNIT	SQ FT	SQ M
5 Let To - Young Spirits		
6 Let To - Young Spirits		

UNIT	SQ FT	SQ M
7	6,212	577
8	5,140	478
9 Let To - Blue Whale Spa Ltd		
10 Let To - Premier Windscreens		
11 Let To - Wireless CCTV LTD		
12 Let To - Edinburgh Napier		
13 Let To - Crown Paints		
14 Let		



SPECIFICATION

The units benefit from the following specifications:



Controlled barrier entrance and estate security fencing



Block walls under profile metal cladding



Ducting to all units for fibre connection. BT, Vodafone & Virgin Media all offer fibre connections to site



3 phase power supply (up to 69kVA supply) and connectivity to telecommunications and mains gas, water and drainage



Floor loading of 35kN/m at ground floor level



Eaves height of 6m, 7m and 8m to eaves



1st floor office space in units 4 & 5



Profile metal sheet roof incorporating 10% translucent light panels



Electrically operated roller shutter doors providing vehicular access



Full 24/7, 360 degree security CCTV

LOCATION

Seven Hills Business Park is situated within Sighthill Industrial Estate on the west side of the city centre and close to the Edinburgh city bypass. The location benefits from excellent transport links to the city centre and the motorway network serving central Scotland. The Bankhead Drive tram stop is also within walking distance of the estate.

ROAD	MILES
A720/M8 Junction 1	0.6
Edinburgh Airport	4.5
Edinburgh City Centre	5
Livingston	11
Queensferry Crossing	13
Glasgow	41

FURTHER INFORMATION

To arrange a viewing or for further information please contact:



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