



Exciting New Development

5,140 - 10,935 sq ft (478 - 1,016 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

◀ EDINBURGH AIRPORT
10 MIN

◀ GLASGOW
45 MINS

◀ M8
3 MIN

◀ QUEENSFERRY
CROSSING
49 MIN

EDINBURGH CITY CENTRE
17 MINS ▶

SevenHills BusinessPark

EDINBURGH PARK

GYLE SHOPPING
CENTRE

HEMISTON GAIT
RETAIL PARK

ROYAL MAIL

CITY OF EDINBURGH
BYPASS

BANKHEAD

BANKHEAD
CROSSWAY SOUTH

NATIONAL TRUST
FOR SCOTLAND

FORD

BANKHEAD
DRIVE

SCOT JCB

CALDER ROAD

EDINBURGH
COLLEGE

AUDI

HAYMARKET

BUS STOP



SevenHills

BusinessPark

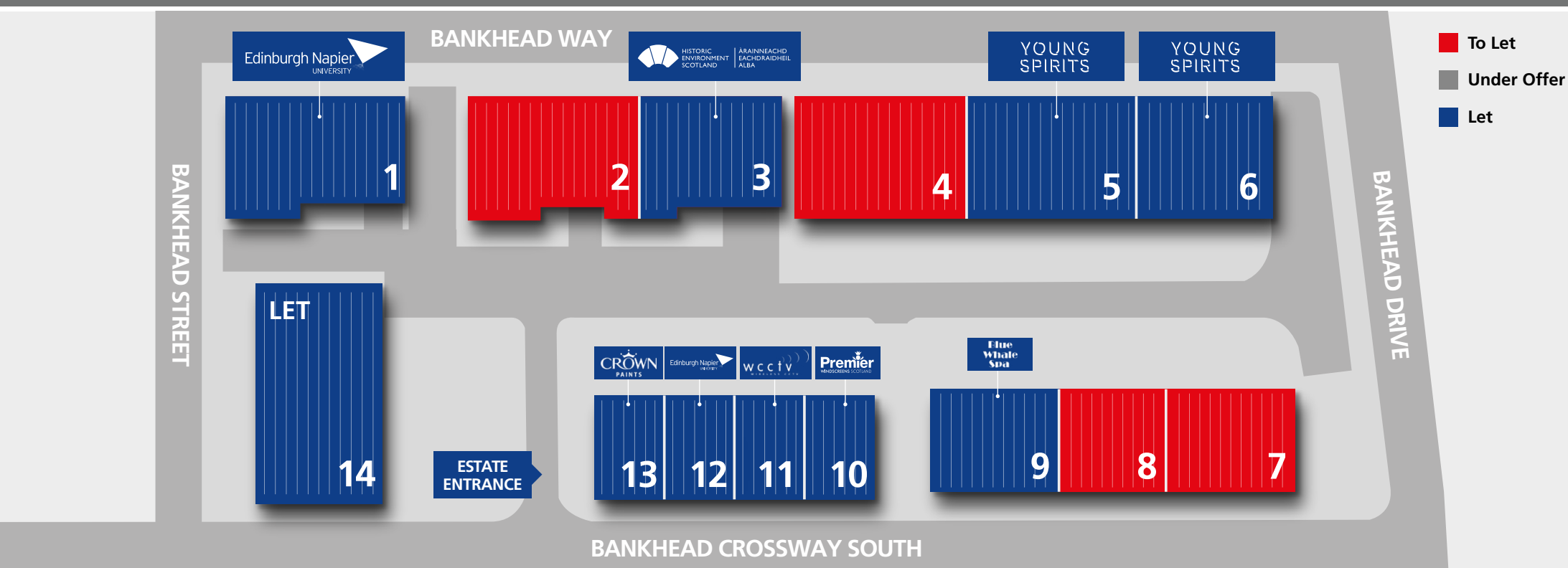
BANKHEAD CROSSWAY SOUTH ■ SIGHTHILL ■ EDINBURGH ■ EH11 4EP



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 - 10,935 sqft)

SEVEN HILLS



ACCOMMODATION

UNIT	SQ FT	SQ M
1 Let To - Edinburgh Napier		
UNIT 2	SQ FT	SQ M
Ground Floor	7,827	727
First Floor Office	1,634	152
Total	9,461	879
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		



UNITS 7 + 8



UNIT 8



UNIT 4

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:



Ryden.co.uk
0131 225 6612

Neil McAllister
07831 610 721
neil.mcallister@ryden.co.uk

B&S
Burns & Shaw
Property Consultants
0131 315 0029

Niall Burns
07837 178 959
niall@burnsandshaw.co.uk

MONTAGU
EVANS
0131 229 3800

Andrew Veitch
07826 947 321
andrew.veitch@montagu-evans.co.uk