



# Exciting New Development

3,433 - 22,279 sq ft (319 - 2,070 sqm) **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:



YOUNG  
SPIRITS



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

HAYMARKET

AUDI

BUS STOP





# SevenHills

BusinessPark

BANKHEAD CROSSWAY SOUTH ■ SIGHTHILL ■ EDINBURGH ■ EH11 4EP

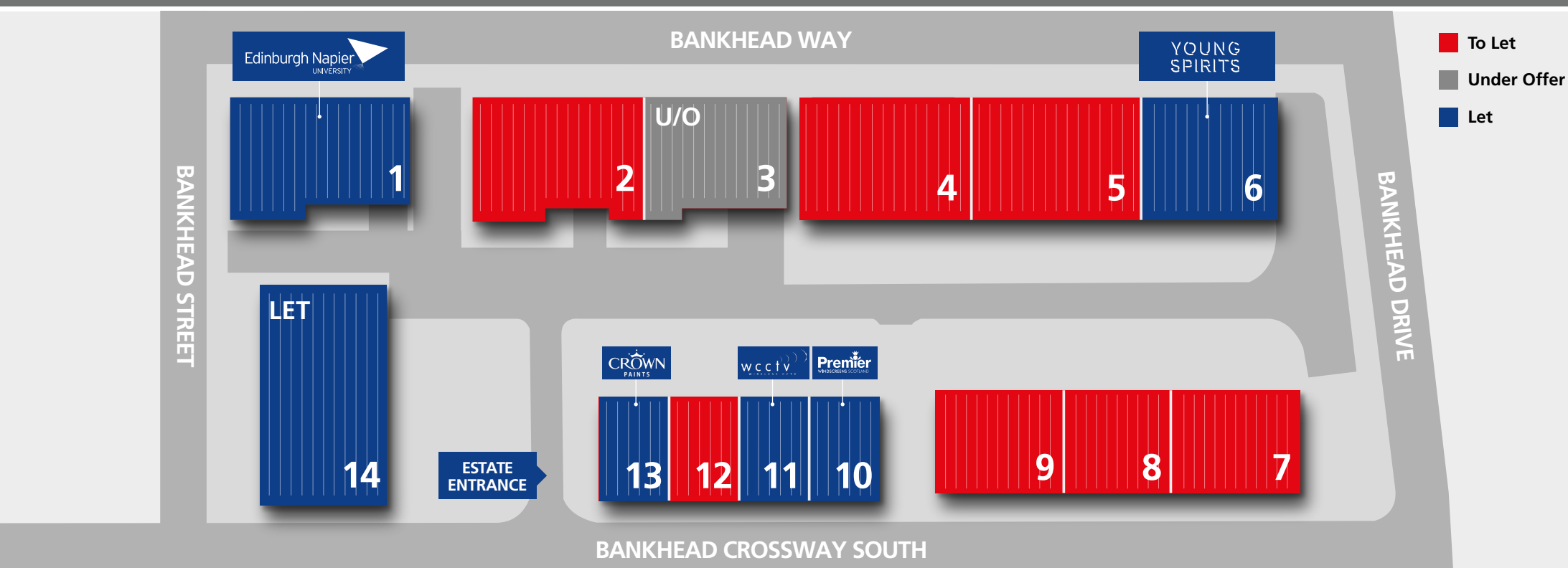


## THE DEVELOPMENT

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 sq ft of high quality, flexible accommodation now ranging from 319 sq m (3,433 sq ft) to 1,054 sq m (11,344 sq ft) with the ability to combine units to form a single unit of 2,070 sq m (22,279 sq ft).

# SEVEN HILLS





## ACCOMMODATION

UNIT	SQ FT	SQ M
1 Let To - Edinburgh Napier		
2	9,461	879
3 Under Offer		

UNIT 4	SQ FT	SQ M
Ground Floor	9,919	922
First Floor Office	1,016	94
Total	10,935	1,016

UNIT 5	SQ FT	SQ M
Ground Floor	10,310	958
First Floor Office	1,034	96
Total	11,344	1,054

UNIT	SQ FT	SQ M
6 Let To - Young Spirits		
7	6,212	577
8	5,140	478
9	6,185	575
10 Let To - Premier Windscreens		
11 Let To - Wireless CCTV LTD		
12	3,433	319
13 Let To - Crown Paints		
14 Let		



UNIT 14 – NOW LET



UNIT 11 – LET TO WIRELESS CCTV LTD.

## SPECIFICATION

The units benefit from the following specifications:



Secure site with security gate



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



Minimum 6m eaves to underside of haunch



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

## 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

