



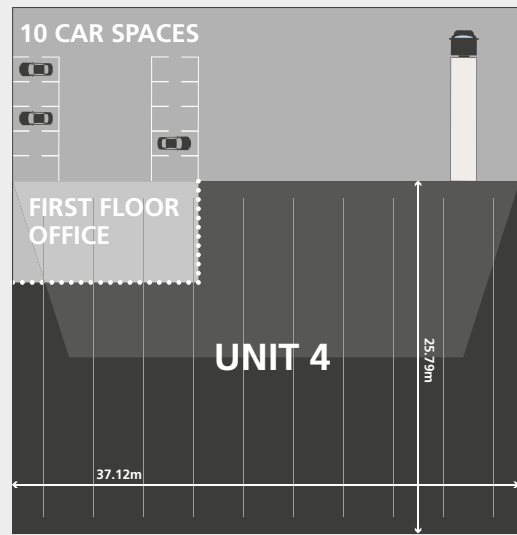
New Industrial/Trade Unit

10,935 sq ft (1,016 sq m) **TO LET**

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- 0.6 miles to M8
- 5 miles from Edinburgh City Centre
- 10 mins from Edinburgh Airport
- Minimum 7m Eaves
- Office Accommodation
- Ducting To Units For Fibre Connection

SEVEN HILLS



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

DESCRIPTION

This new mid-terraced industrial/trade unit offers high-quality accommodation finished to the following specification:

- 7m Eaves
- Electric Roller Shutter Doors
- Dedicated Car Parking
- First Floor Office - 728 sq ft (67.6 sq m)
- 3 Phase Power Supply
- Ducting To Units For Fibre Connection

FURTHER INFORMATION

To arrange a viewing or for further information please contact:

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