

TWO UNITS
UNDER OFFER

Exciting New Development

3,360 - 30,165 sq ft (312 - 2,803 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

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

HAYMARKET
🚆

EDINBURGH
COLLEGE

AUDI

BUS STOP



SevenHills

BusinessPark

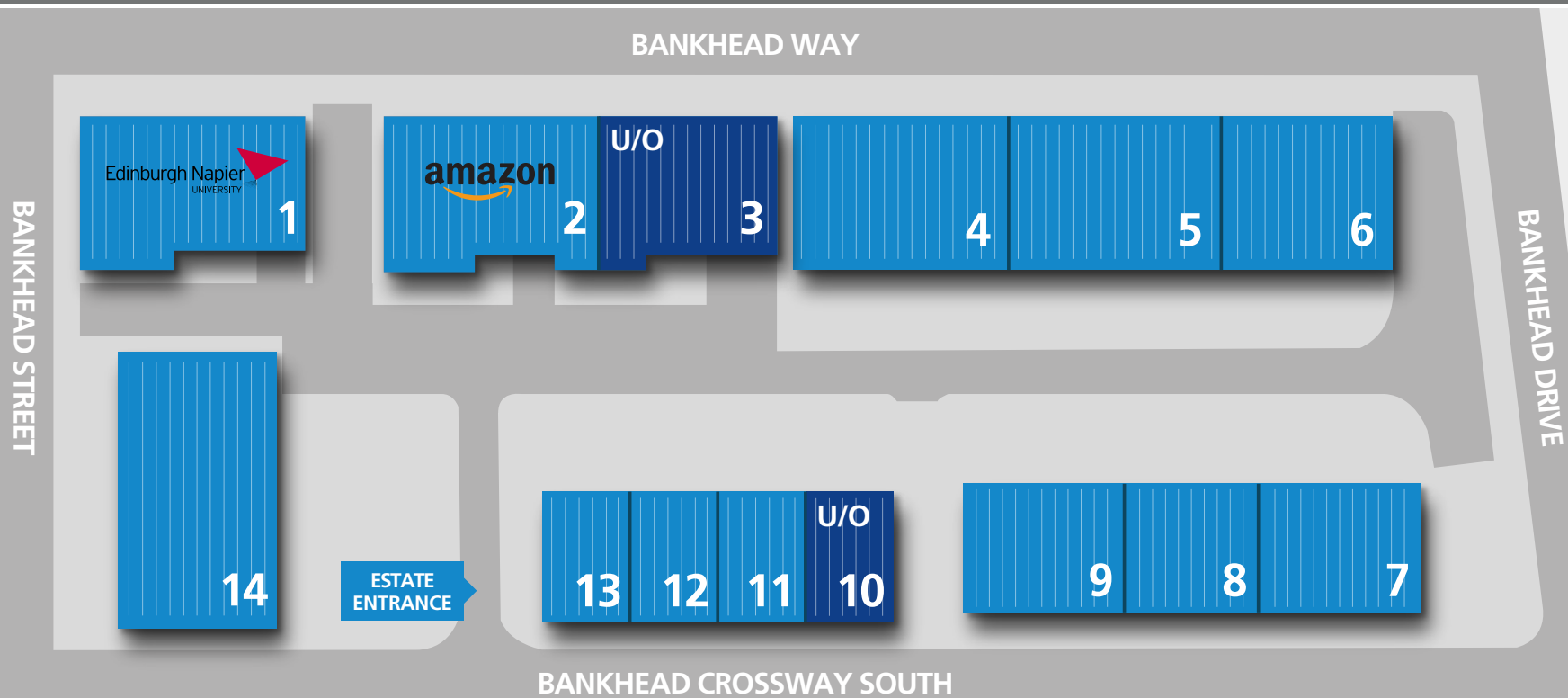
BANKHEAD CROSSWAY SOUTH ■ SIGHTHILL ■ EDINBURGH ■ EH11 4EP



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 ranging from 3,360 sq ft to 14,700 sq ft with the ability to combine units to form a single unit of 30,165 sq ft.

SEVEN HILLS



ACCOMMODATION

UNIT	SQ FT	SQ M
1 Let To - Edinburgh Napier		
2 Let To - Amazon		
3 Under Offer		
4 (includes 1st floor offices)	10,935	1,016
5 (includes 1st floor offices)	11,344	1,054

UNIT	SQ FT	SQ M
6	8,119	754
7	6,212	577
8	5,140	478
9	6,185	575
10	Under Offer	

UNIT	SQ FT	SQ M
11	3,423	318
12	3,433	319
13	3,356	312
14 (includes 1st floor offices)	14,796	1,375



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 & 14



Dedicated yard space for Unit 14



Electrically operated roller shutter doors providing vehicular access



Profile metal sheet roof incorporating 10% translucent light panels

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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