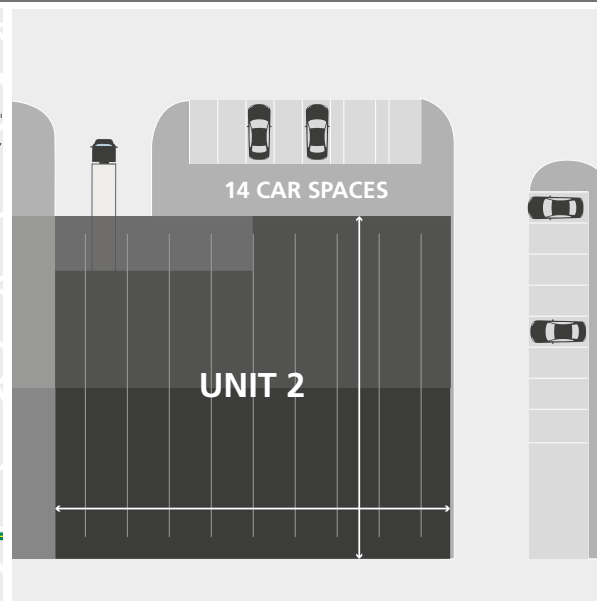


## Modern Industrial/Trade Unit 9,416 sq ft (875 sq m) **TO LET**

- 0.6 miles to M8
- 5 miles from Edinburgh City Centre
- 10 mins from Edinburgh Airport
- Minimum 8.5m Eaves
- Office Accommodation
- Ducting To Units For Fibre Connection

# SEVEN HILLS

UNIT 2 ■ BANKHEAD CROSSWAY SOUTH ■ SIGHTHILL ■ EDINBURGH ■ EH11 4EP



## 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 modern end of terrace industrial/trade unit offers high-quality accommodation finished to the following specification:

- 8.5m Eaves
- Electric Roller Shutter Doors
- 14 Car Parking Spaces
- First Floor Office – 1,634 sq ft (152 sq m)
- 3 Phase Power Supply
- Ducting To Units for Fibre Connection

## 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