



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

BANKHEAD
🚆

BANKHEAD
CROSSWAY SOUTH

SCOT JCB

EDINBURGH
COLLEGE

HAYMARKET
🚆

AUDI

BUS STOP

NATIONAL TRUST
FOR SCOTLAND

BANKHEAD
DRIVE

CITY OF EDINBURGH
BYPASS

FORD

CALDER ROAD



SevenHills

BusinessPark

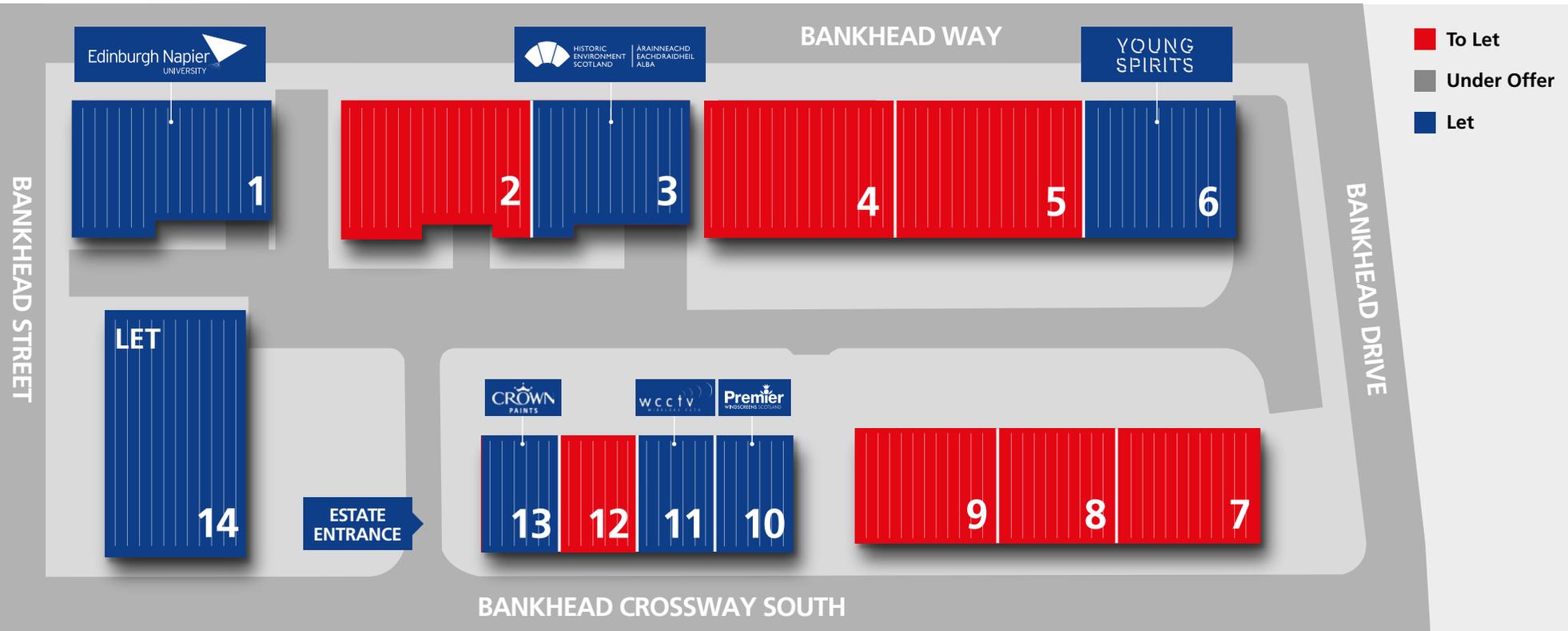
BANKHEAD CROSSWAY SOUTH ■ SIGHTHILL ■ EDINBURGH ■ EH11 4EP



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		
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 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

SevenHills

BusinessPark

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CANMOOR

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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