

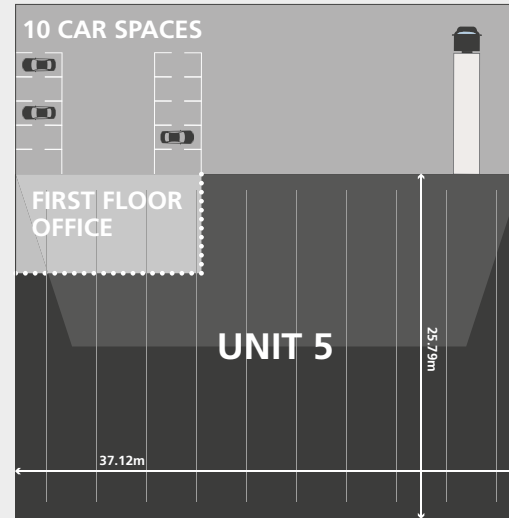


# New Industrial/Trade Unit 11,344 sq ft (1,054 sq m) **TO LET**

[▶ WATCH VIDEO](#)

- 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 Yard & Car Parking
- First Floor Office - 1,034 sq ft (96 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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