

SevenHills

BusinessPark

TO LET
MODERN
INDUSTRIAL
PREMISES

- 478 sq m (5,140 sq ft)
- High quality specification
- Established industrial / trade location
- Located 5 minutes from the City of Edinburgh Bypass (A720)
- 12 months 100% rates relief via the Business Growth Accelerator Relief scheme

BANKHEAD CROSSWAY SOUTH | SIGHTHILL | EDINBURGH | EH11 4EP

UNIT 8

[VIDEO TOUR ▶](#)



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 (A720). 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.

EXCELLENT TRANSPORT LINKS TO THE CITY CENTRE AND THE MOTORWAY NETWORK SERVING CENTRAL SCOTLAND



Edinburgh City Bypass / J1 M8	0.6 miles
Edinburgh Airport	4.5 miles
Edinburgh City Centre	5 miles
Livingston	10 miles
Queensferry Crossing	12 miles
Glasgow	40 miles



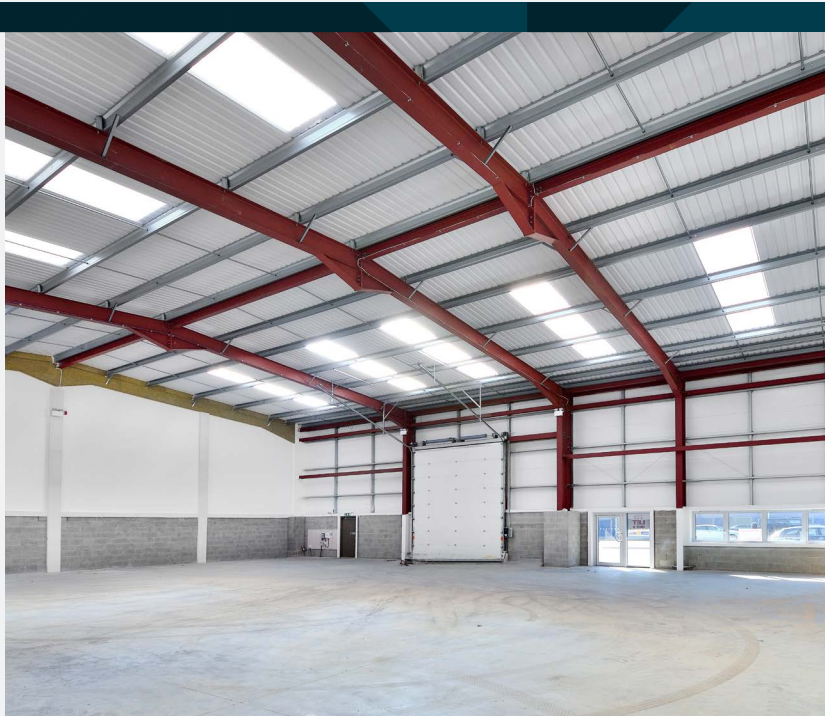
DESCRIPTION

Seven Hills Business Park is a prime development on Sighthill Industrial Estate, one of Edinburgh’s best established business parks. The estate offers 76,000 sqft of high quality, flexible industrial accommodation ranging in size from 478 - 1,375 sq m (5,140 - 14,796 sq ft).

SPECIFICATION

The units benefit from the following specifications:

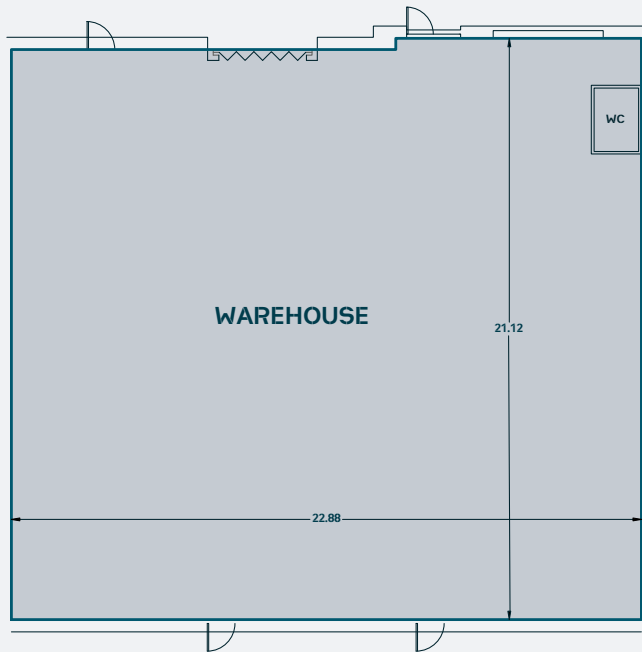
	Controlled barrier entrance and estate security fencing
	Minimum 6m eaves
	3 phase power supply
	Ducting to all units for fibre connection
	Floor loading of 35 Kn/m at ground floor level
	Profile metal sheet roof incorporating 10% translucent light panels
	Electric roller shutter door
	Dedicated car parking



ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of 478 sq m (5,140 sq ft).

**IN ADDITION THE PROPERTY BENEFITS
FROM A LARGE YARD AND 5 DEDICATED
CAR PARKING SPACES**



BUSINESS RATES

'In the usual way the incoming tenant will be responsible for payment of the business rates to the local authority. The property requires to be assessed for rating purposes. 12 months relief on rates payable should be available to the occupier via the Business Growth Accelerator Relief scheme and interested parties are advised to make their own enquiries with the Local Assessor.

TERMS

The property is available on a new Full Repairing & Insuring basis for a rent and term to be agreed. Further information on lease terms are available from the letting agents.

VAT

All rents will be subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Unit 8 EPC, Available on request.



Ryden.co.uk
0131 225 6612

Cameron Whyte
T 0131 473 3230
M 07789 003 148
E cameron.whyte@ryden.co.uk

**MONTAGU
EVANS**
0131 229 3800

Andrew Veitch
T 0131 229 3800
M 07826 947 321
E andrew.veitch@montagu-evans.co.uk

B&S
Burns & Shaw
Property Consultants
0131 315 0029

Niall Burns
T 0131 315 0029
M 07837 178 959
E niall@burnsandshaw.co.uk

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Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. November 2022

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