

# SevenHills

## BusinessPark

SEVENHILLSBUSINESSPARK.CO.UK

**NEW INDUSTRIAL/TRADE UNITS**

BANKHEAD CROSSWAY SOUTH  
SIGHTHILL  
EDINBURGH  
EH11 4EP

**NOW READY FOR OCCUPATION**  
**SIZE: 1,375 SQM (14,796 SQFT)**

**TO LET – UNIT 14**



## Location

The units are 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. Edinburgh Airport is within 10 minutes' drive, the Bankhead Drive tram stop is also within walking distance of the estate.

## Description

This is a stand-alone industrial unit with the following base specification;

- 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 sheeting incorporating 10% translucent light panels
- Electric roller shutter door
- First floor office accommodation
- Dedicated car parking

This unit is currently finished to a shell condition leaving occupiers the opportunity to adapt the accommodation to suit their purposes.

## Accommodation

We have measured the gross internal area of the property to be as follows:

**Unit 14:** 1,375 sqm (14,796 sqft)

The above area includes first floor accommodation of 152 sqm (1,635 sqft).

## Terms

Please contact the letting agents below for confirmation of the lease terms available on this unit.

## Rateable Value

The unit has yet to be assessed for rating purposes. An indicative rateable value can be provided on request and occupiers, subject to terms and conditions, will be entitled to 100% relief for the first year of occupation.



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