

SevenHills

BusinessPark

BANKHEAD CROSSWAY SOUTH | SIGHTHILL | EDINBURGH | EH11 4EP

TO LET

MODERN INDUSTRIAL
PREMISES WITH FIRST
FLOOR OFFICES

- 879 SQ M (9,461 SQ FT)
- PROMINENT END TERRACE UNIT
- HIGH QUALITY SPECIFICATION
- 13 CAR PARKING SPACES
- LOCATED 5 MINUTES FROM THE CITY OF EDINBURGH BYPASS (A720)

UNIT 2

VIDEO TOUR ►



SEVENHILLSBUSINESSPARK.COM

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



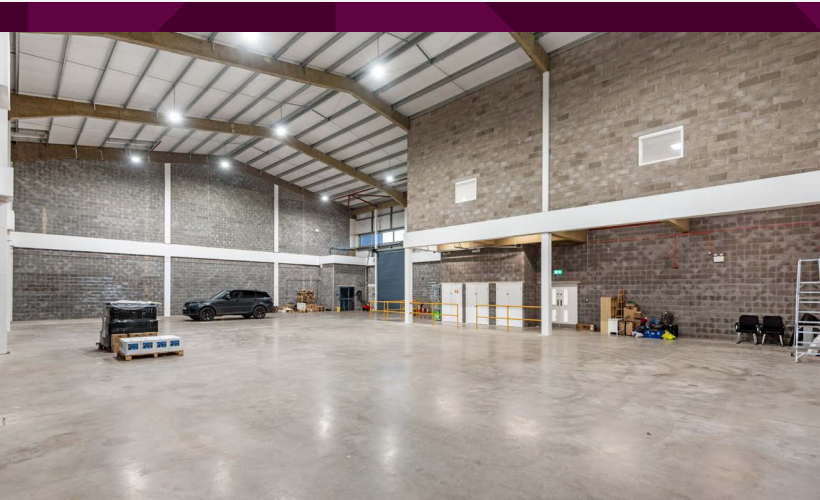
Edinburgh City Bypass / J1 M8	0.6 miles
Edinburgh Airport	4.5 miles
Edinburgh City Centre	5 miles
Livingston	10 miles
Queensferry Crossing	12 miles
Glasgow	40 miles



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 sq ft of high quality, flexible industrial accommodation ranging in size from only 478 - 1,375 sq m (5,140 - 14,796 sq ft).

Unit 2 comprises a modern end terrace unit located near the entrance of the estate. The unit benefits from a partially glazed frontage and high quality office space at first floor level which is fitted out to an excellent standard.



SPECIFICATION

The units benefit from the following specifications:

-  Controlled barrier entrance and estate security fencing
-  Ducting to all units for fibre connection.
-  1st floor office space
-  Electrically operated door providing vehicular access
-  Block walls under profile metal cladding
-  3 phase power supply (up to 69kVA supply).
-  Eaves height of 8m
-  Full 24/7, 360 degree security CCTV

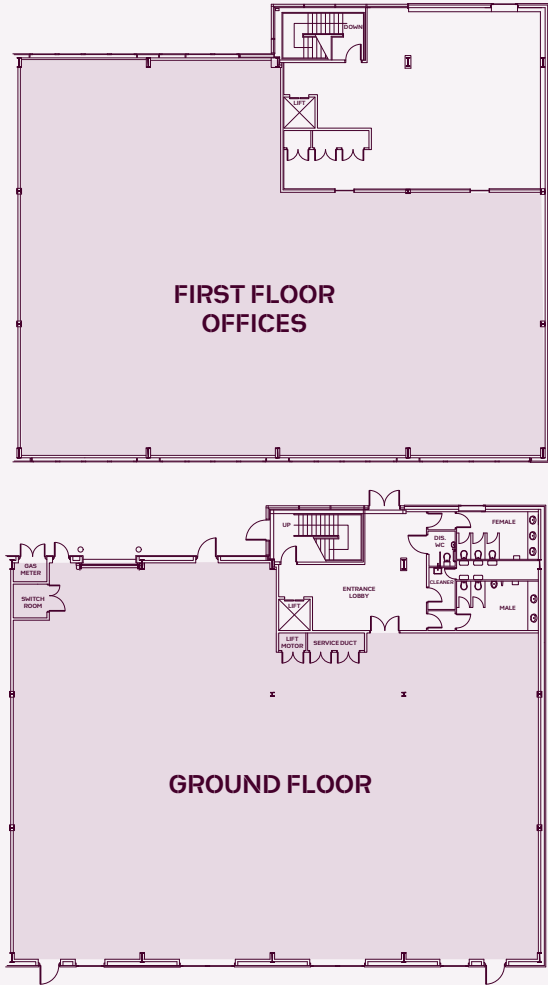


ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practise (6th Edition) to provide a Gross Internal Area as follows:

AREA	SQ M	SQ FT
First Floor Offices	152	1,634
Ground Floor	727	7,827
TOTAL	879	9,461

IN ADDITION THE PROPERTY BENEFITS FROM 13 CAR PARKING SPACES TO THE FRONT AND SIDE ELEVATIONS.



BUSINESS RATES

In the usual way the incoming tenant will be responsible for payment of the business rates to the local authority. We are advised by the local Assessor the property has a Rateable Value of £64,300 with rates payable of approximately £32,850 per annum. Interested parties are advised to make their own enquiries with the Local Assessor.

TERMS

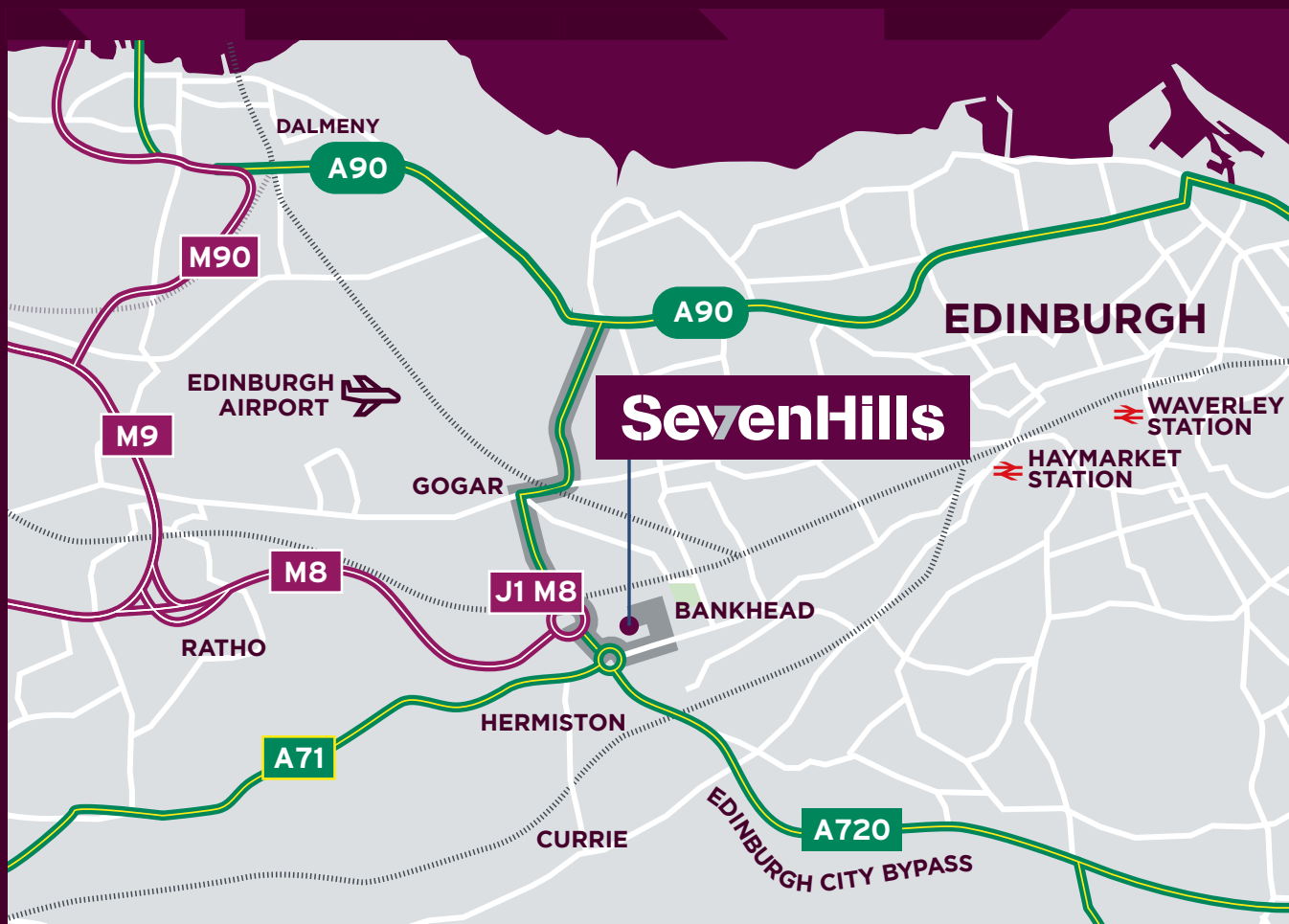
The property is available on a new Full Repairing & Insuring basis for a rent and term to be agreed. Further information on lease terms are available from the letting agents.

VAT

All rents will be subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Unit 2 currently has an EPC 'D' rating.



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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