

# SevenHills

## BusinessPark

### NEW INDUSTRIAL/TRADE UNITS

BANKHEAD CROSSWAY SOUTH  
SIGHTHILL  
EDINBURGH  
EH11 4EP

RARE OPPORTUNITY FOR OCCUPIERS  
TO SECURE NEW BUILD PREMISES ON  
SIGHTHILL INDUSTRIAL ESTATE.

UNITS FROM 312 SQM (3,356 SQFT)  
TO 2,824 SQM (30,398 SQFT)

NOW READY FOR OCCUPATION

[SEVENHILLSBUSINESSPARK.CO.UK](http://SEVENHILLSBUSINESSPARK.CO.UK)



Bankhead  
Crossway South

Bankhead Way

Bankhead Drive

## Seven Hills Business Park

Situated approximately 5 miles west of Edinburgh city centre Seven Hills Business Park provides an opportunity for occupiers seeking new industrial or trade accommodation.

There are 11 new units providing accommodation from 312 sqm (3,356 sqft) to 1,366 sqm (14,796 sqft).

There is also the opportunity to combine units and provide accommodation up to 2,824 sqm (30,398 sqft).

## 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 and the Bankhead Drive tram stop is also within walking distance of the estate.

## Drive Distances

Location	Distance	Drive Time
A720/M8 Junction	0.6 miles	2 Minutes
Edinburgh City Centre	5 miles	17 Minutes
Edinburgh Airport	4.5 miles	11 Minutes
Livingston	11 miles	16 Minutes
Queensferry Crossing	13 miles	21 Minutes
Glasgow	41 miles	45 Minutes



## Specification

The units benefit from the following specification:

- Minimum 6m eaves to underside of haunch
- 3 phase power supply (up to 69kVA supply) and connectivity to telecommunications and mains gas, water and drainage
- Ducting to all units for fibre connection. BT, Vodafone & Virgin Media all offer fibre connections to site
- Floor loading of 35 Kn/m at ground floor level
- 2m high block walls under profile metal cladding
- Profile metal sheet roof incorporating 10% translucent light panels
- Electrically operated roller shutter doors providing vehicular access
- 1st floor office space in units 4, 5 & 14
- Secure site with communal yard and security gate
- Dedicated yard space for Unit 14



## Availability

Unit	SQ M	SQ FT
● 1 Edinburgh Napier		
● 2 Amazon		
● 3 Under offer		
● 4 (includes 1st floor offices)	1,016	10,935
● 5 (includes 1st floor offices)	1,054	11,344
● 6	754	8,119
● 7	577	6,212
● 8	478	5,140
● 9	575	6,185
● 10	312	3,360
● 11	318	3,423
● 12	319	3,433
● 13	312	3,356
● 14 (includes 1st floor offices)	1,375	14,796



## Lease Terms

The units are available to lease on new full repairing insuring terms. Full quoting terms including rents are available from the joint agents.

## Rateable Value

The units have 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.

## VAT

VAT will be payable on any rent, service charge etc.

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land and Buildings Transactions Tax, registration dues, subsequent memorandum and any VAT thereon.

## Further Information & Viewing

For further information or to view the units please contact the joint agents.

Ryden, Montagu Evans and Burns and Shaw for themselves and for the vendors or lessors of this property whose agents they are give notice that: (I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Ryden, Montagu Evans and Burns and Shaw have any authority to make or give any representation or warranty whatsoever in relation to this property. Date of preparation of details: October 2019.

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