Capital Park

Edinburgh EH11 4AA

To let

18 new trade and industrial/warehouse units

2,770 - 15,781 sq ft

Chancerygate BRIDGES

Strategic locations.
Sustainable buildings.

Capital Park is a scheme of 18 new trade counter and industrial units, located within the busy Sighthill area of Edinburgh, approximately 5 miles south west of Edinburgh city centre. The development benefits from excellent transport links, including regular bus and tram services, as well as Edinburgh Park rail station which is located within walking distance.

Edinburgh Airport
Forth Bridges
South Gyle Retail Park
A720
B&Q
Hermiston Retail Park
Royal Mail
CROWN PAINTS
Sighthill Industrial Estate
SCREWFIX
Bankhead Tram Stop
Topps Tiles
PLUMBASE
GREGGS
BURTON'S BISCUIT Co
Travis Perkins
A71
RENAULT
TOOLSTATION
Bankhead Avenue
BIG YELLOW SELF STORAGE

Accommodation

All areas on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Total
3A	Building Finishing Services UK Ltd		**8,014**
3B	Let to Zavi Tech Ltd		**4,666**
3C	Let to Zavi Tech Ltd		**5,314**
3D	3,533	1,124	**4,657**
3E	4,801	1,507	**6,308**
3F		Let	**6,968**
3G		Let	**10,053**
5	Let to Travis Perkins		**15,721**
77		Under Offer	**12,966**
79	10,823	1,886	**12,709**
81	Let to Agilico Group Ltd		**17,077**
83	4,683	-	**4,683**
85	5,375	-	**5,375**
87	5,723	-	**5,723**
89	4,364	-	**4,364**
91	Let to Rimmers Music Ltd		**2,770**
93	2,770	-	**2,770**
95	2,907	-	**2,907**
		Total	**133,045**

Largest combined area: 25,675 sq ft (units 77 and 79)

Unit 3A warehouse

Unit 3C warehouse and kitchenette

Trade
Units 83 - 89, 93, 95
2,770 - 15,781 sq ft

Flexible trade units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

Available now

37.5kN sq m floor loading

8.4m minimum clear internal height

Ability to combine units

Electric loading doors

Generous yards

Ground floor shell trade counter

Generous parking facilities

Landscaped environment

Secure industrial park

100% business rates relief for 12 months*

EV charging

Cycle storage

* Subject to agreement with the Local Authority

Unit 89, 91, 93, 95

Unit 87 warehouse

Industrial & warehouse Units 3D, 3E, 79
4,657 - 12,709 sq ft

Flexible industrial/warehouse units with fully fitted first floor offices.

Available now

37.5kN sq m floor loading

8.4-10m minimum clear internal height

Ability to combine units

Electric loading doors

Generous yards

Fitted first floor offices

Generous parking facilities

Landscaped environment

Kitchenette

100% business rates relief for 12 months*

EV charging

Solar PV Panels

* Subject to agreement with the Local Authority

Unit 77, 79, 81

Unit 3E warehouse

Unit 3A office

Unit 3C fitted reception

Sustainable approach.
Positive impact.

Previous Chancerygate development

We take a forward-thinking approach to minimise our impact on the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embraces the latest technologies and methods to achieve future-proof solutions.

Green initiatives at Capital Park include:

- Solar PV panels to units 3A - 3G and 71, 79, 81
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural day light
- Landscaped communal areas, enhancing biodiversity
- Exterior cycle storage to encourage cycling to work

Right spaces.
Right places.

5 Bankhead Avenue, Edinburgh EH11 4AA

Road	Distance (miles)
A720/M8	1.5
Queensferry Crossing	13

Rail	
Bankhead Tram Stop	0.3
Edinburgh Park Train Station	0.9
Wester Hailes	1
South Gyle Train Station	1.2
Edinburgh Airport Tram Stop	4.1
Edinburgh Waverley Train Station	5.6

Airport	Distance (miles)
Edinburgh Airport	4.5

Town	
Edinburgh City Centre	5
Livingston	7
Glasgow	41

capitalparkedinburgh.co.uk

Contact agents to find out more

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations. January 2026 | 252313.01/26

BRIDGES Chancerygate

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