

SevenHills

BusinessPark

BANKHEAD CROSSWAY SOUTH | SIGHTHILL | EDINBURGH | EH11 4EP

TO LET

MODERN INDUSTRIAL
PREMISES WITH FIRST
FLOOR OFFICES

- > 1,017 - 2,070 SQ M (10,945 - 22,279 SQ FT)
- > 2 X UNITS AVAILABLE TOGETHER OR SEPARATELY
- > LOCATED 5 MINUTES FROM THE CITY OF EDINBURGH BYPASS (A720)

UNITS 4&5

VIDEO TOUR ►



COME AND JOIN PROMINENT NAMES INCLUDING...

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

ACCOMMODATION

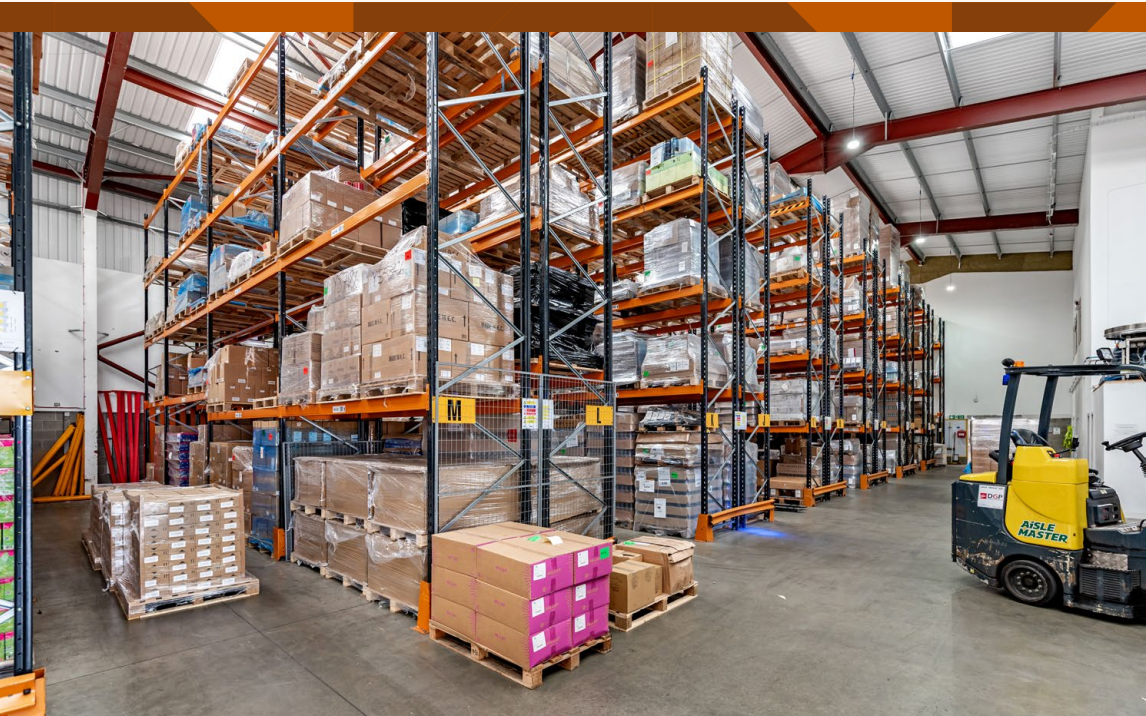
The premises have been measured in accordance with the RICS Code of Measuring Practise (6th Edition) to provide a Gross Internal Area as follows:

	SQ M	SQ FT
Unit 4	1,016	10,935
Unit 5	1,054	11,344
TOTAL	2,070	22,279

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



BUSINESS RATES

The units require to be reassessed. Further information can be obtained from the agents or the local Authority.

TERMS

Units 4 and 5 are available together or separately 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

Available on request.



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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. **September 2026**

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