

SevenHills

BusinessPark

BANKHEAD CROSSWAY SOUTH | SIGHTHILL | EDINBURGH | EH11 4EP

TO LET
MODERN
INDUSTRIAL
PREMISES

- 575 SQ M (6,185 SQ FT)
- PROMINENT END TERRACE UNIT
- BENEFITS FROM AN ATTRACTIVE OFFICE / SHOWROOM
- LOCATED 5 MINUTES FROM THE CITY OF EDINBURGH BYPASS (A720)

UNIT 9



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	10 mins
Edinburgh City Centre 5 miles	15 mins
Livingston 10 miles	15 mins
Queensferry Crossing 12 miles	15 mins
Glasgow 40 miles	40 mins



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 9	575	6,185

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

We are advised by the local Assessor that Unit 9 currently has a Rateable Value of £52,200 with rates payable (2026/27) of approximately £28,000 per annum.

TERMS

Unit 9 is available 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.



Ryden.co.uk
0131 225 6612

Cameron Whyte
M 07789 003 148
E cameron.whyte@ryden.co.uk

Neil McAllister
M 07831 610 721
E neil.mcallister@ryden.co.uk

B&S
Burns & Shaw
Property Consultants
0131 315 0029

Niall Burns
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. **September 2026**

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