



TO LET

Bankhead Drive

15,626 sq ft pre let
to Travis Perkins

Calder Road A71

B107

100%
BUSINESS RATES
RELIEF FOR
12 MONTHS!

Bankhead Crossway North

CAPITAL PARK EDINBURGH EH11 4AE

- 18 new trade counter and industrial/warehouse units
- 2,761 - 42,479 sq ft (units 16-18 combined)
- Units available Q1 2023
- Excellent green credentials

www.capitalparkedinburgh.co.uk



The site is located in Edinburgh's prime industrial/trade location, within the popular Sighthill area which lies approximately 5 miles south west of Edinburgh city centre.

The area is served by a number of transport links, including regular bus and tram services, as well as Edinburgh Park rail station which is located within walking distance.

- Industrial/warehouse
- Trade counter



ACCOMMODATION

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

Unit	Ground Floor	First Floor	Total
1	6,230	1,675	7,905
2	3,522	1,048	4,570
3	4,026	1,198	5,224
4	3,522	1,048	4,570
5	4,780	1,367	6,147
6	5,283	1,496	6,779
7	8,137	1,773	9,910
8	LET TO TRAVIS PERKINS		
9	2,893	-	2,893
10	2,761	-	2,761
11	2,761	-	2,761
12	4,342	-	4,342
13	5,700	-	5,700
14	5,358	-	5,358
15	4,663	-	4,663
16	14,504	2,449	16,953
17	10,821	1,828	12,649
18	11,017	1,860	12,877



M9

M90

Edinburgh Airport ✈️

Forth Bridges

South Gyle

M8

B&Q

halfords

DECATHLON

TESCO

Royal Mail

EDMUNDSON
ELECTRICAL

POWER FORCE

CEF

Thornbridge Timber

SCREWFIX

A720

Ford

VAUXHALL

JCB

CROWN
PAINTS

PELOTON

AUDI

Topps Tiles

BURTON'S
BISCUIT CO

PLUMBASE

GREGGS



A71

RENAULT

Calder Road

Bankhead Avenue

TOOLSTATION

UNITS 9-15 TRADE COUNTER UNITS

2,761 up to 15,721 sq ft

(units 13-15 combined)



8.4m clear
internal height



37.5kN sq m
floor loading



Level access and
dock loading doors



12 year collateral
warranty available





Ability to
combine units



Secure
industrial park



Ground floor shell
trade counter



Landscaped
environment



Computer Generated Image of units 9-15

GENERAL SPECIFICATION

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

PLANNING USE

The units have consent for Class 4, 5 and 6 (general business, industrial, storage and distribution). There is also consent to construct additional mezzanine space.

TERMS

Available on a leasehold basis.



Image of previous Chancerygate development



Image of previous Chancerygate development

UNITS 1-7 INDUSTRIAL/WAREHOUSE UNITS

4,570 up to 45,105 sq ft

(units 1-7 combined)



8.4m clear
internal height



37.5kN sq m
floor loading



Level access and
dock loading doors





12 year collateral
warranty available



Fitted first
floor offices



Secure
industrial park



Landscaped
environment

GENERAL SPECIFICATION

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

PLANNING USE

The units have consent for Class 4, 5 and 6 (general business, industrial, storage and distribution).

TERMS

Available on a leasehold basis.



Image of previous Chancerygate development



Image of previous Chancerygate development



Computer Generated Image of units 1-7

UNITS 16-18 INDUSTRIAL/WAREHOUSE UNITS

12,649 up to 42,479 sq ft

(units 16-18 combined)



10m clear
internal height



37.5kN sq m
floor loading



Fitted first
floor offices



Secure
industrial park





Level access and
dock loading doors



Ability to
combine units



Private gated
yard



12 year collateral
warranty available



Landscaped
environment



Computer Generated Image of units 16-18

GENERAL SPECIFICATION

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

PLANNING USE

The units have consent for Class 4, 5 and 6 (general business, industrial, storage and distribution).

TERMS

Available on a leasehold basis.



Image of previous Chancerygate development



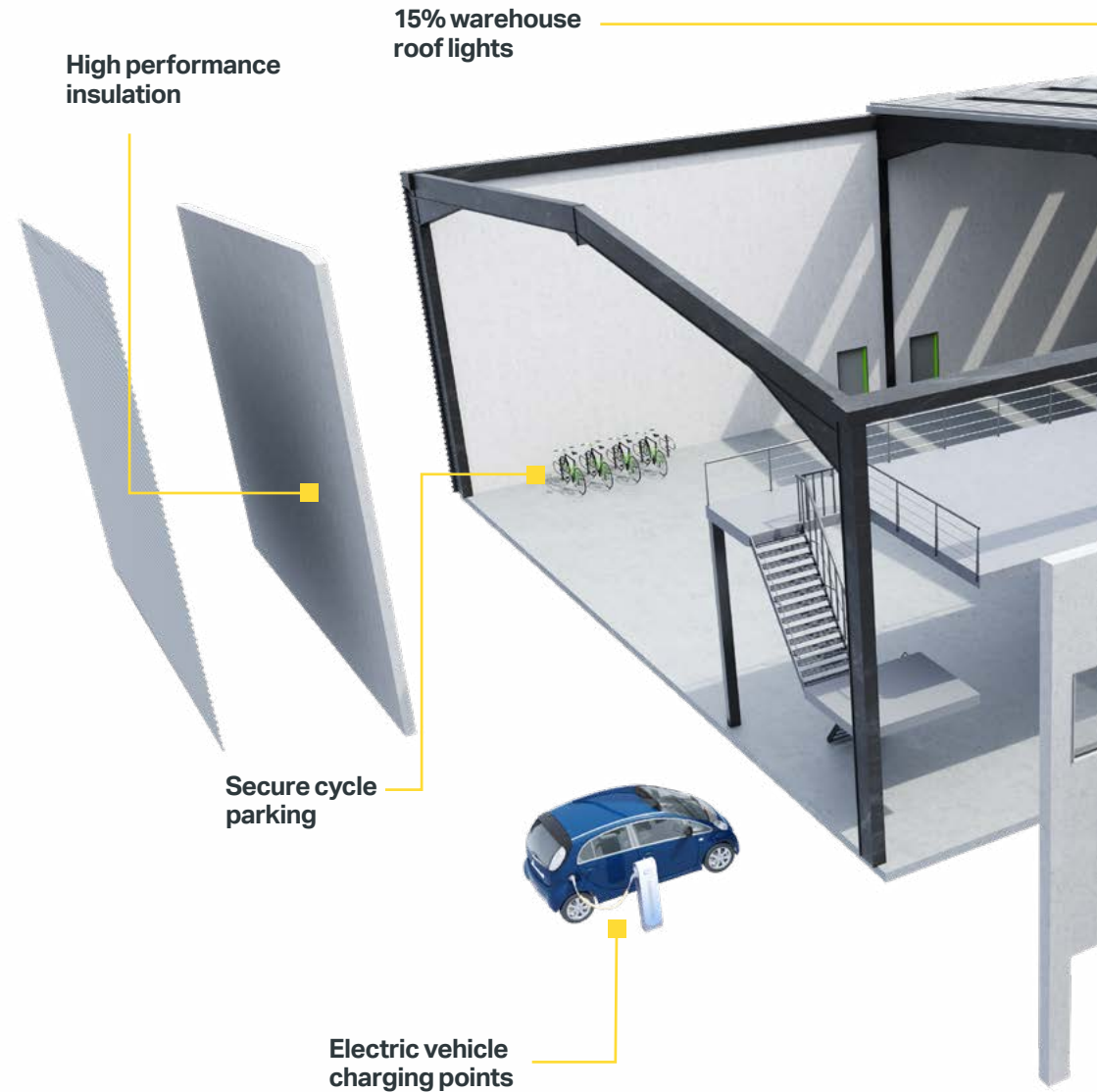
Image of previous Chancerygate development

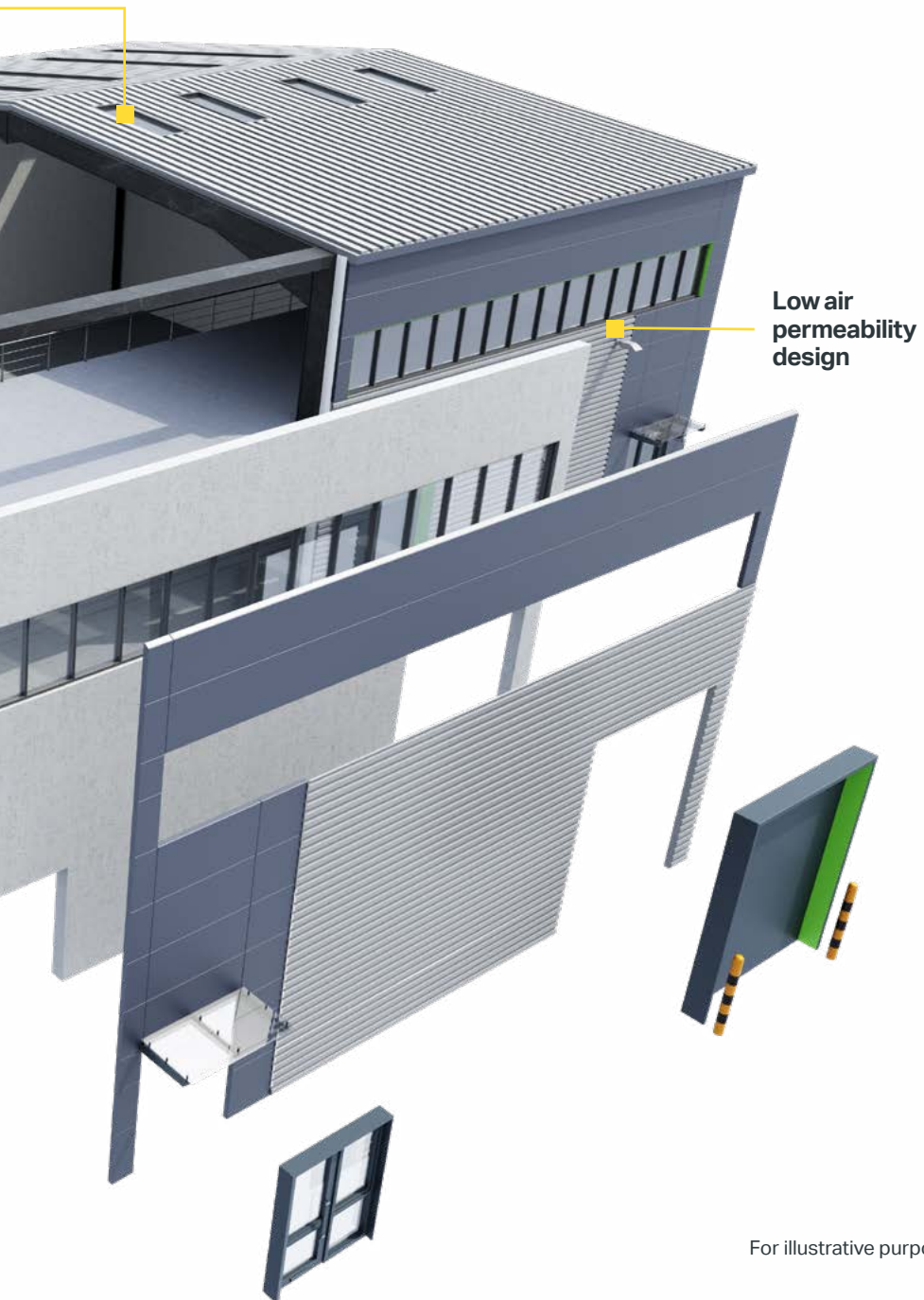
GREEN CREDENTIALS

The developer utilises the latest environmentally friendly technologies to reduce the costs of occupation so that occupational costs to the end user will be reduced.

The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Targeting BREEAM 'Very Good/Excellent'
- Targeting an EPC rating of 'A'
- Secure cycle parking





Low air permeability design

For illustrative purposes only



Roof lights

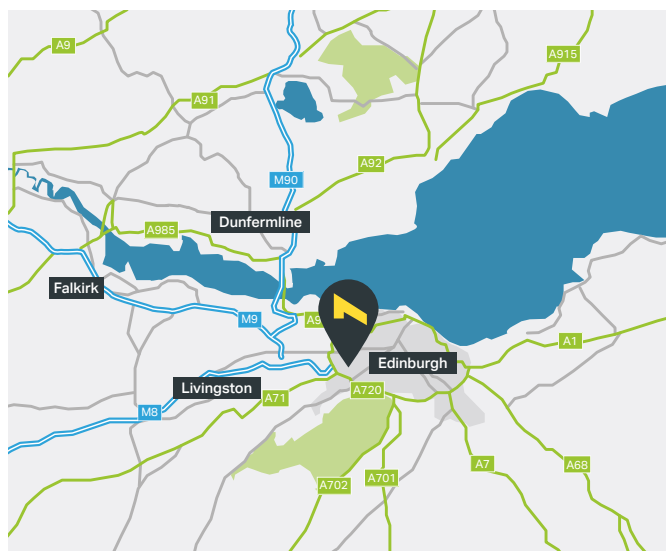
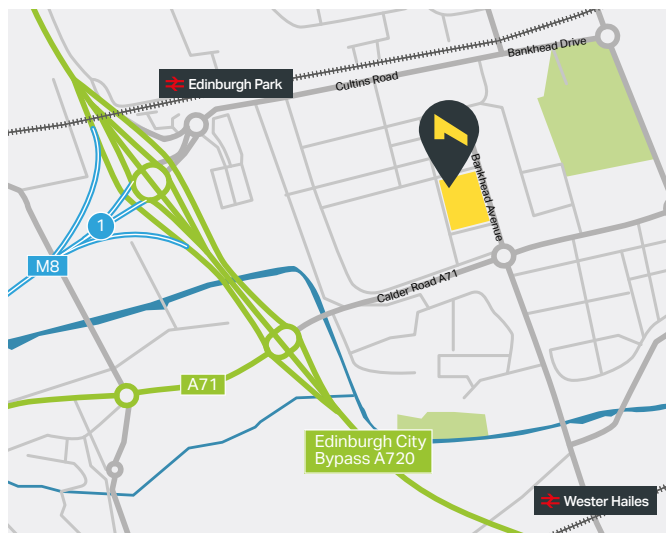


Electric vehicle charging points



Secure cycle parking

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TRAVEL DISTANCES

Road

A720/M8	1.5 miles
Edinburgh city centre	5 miles
Livingston	7 miles
Queensferry Crossing	13 miles
Glasgow	41 miles

Rail

Edinburgh Park Train Station	0.9 miles
South Gyle Train Station	1.6 miles

Tram

Edinburgh Park Station	0.9 miles
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Airport

Edinburgh Airport	4.5 miles
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Owned and managed by
Northburn Logistics



A development by Chancerygate

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