

A photograph of a modern industrial building with white horizontal siding and green accents around the windows and doors. The building has large glass windows on the upper level and several large roll-up doors on the ground level. The sky is blue with some clouds. In the foreground, there is a paved area with yellow parking markings and some air conditioning units.

Capital Park
Edinburgh EH11 4AA

To let
18 new trade and
industrial/warehouse units
2,770 - 27,675 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

A720

South Gyle Retail Park

B&Q

Hermiston Retail Park

Royal Mail

CROWN PAINTS

Sighthill Industrial Estate

SCREWFIX

Bankhead Tram Stop

Audi

Topps Tiles

BURTON'S BISCUITS

PLUMBASE

GREGGS

A71

Travis Perkins

RENAULT

TOOLSTATION

Bankhead Avenue

BIG YELLOW SALE 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	4,042	1,272	5,314
3D	3,533	1,124	4,657
3E	4,801	1,507	6,308
3F	Under offer		6,968
3G	Under offer		10,053
5	Let to Travis Perkins		15,721
77	11,044	1,922	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	Under offer		2,770
93	2,770	-	2,770
95	2,907	-	2,907
Total			133,045

Largest combined area: 27,675 sq ft (units 77 and 79)



Unit 3A warehouse



Unit 3C warehouse and kitchenette



Trade Units 83 - 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



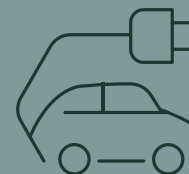
Landscaped
environment



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 3C - 3G, 77 - 79 **4,657 - 27,675 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

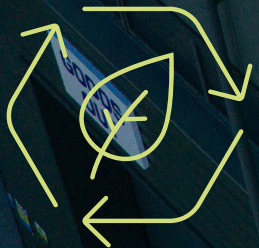


Unit 3A office



Unit 3C fitted reception

Sustainable approach.
Positive impact.



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



BREEAM Very Good



EPC A rating



Right spaces.
Right places.

5 Bankhead Avenue, Edinburgh EH11 4AA



Road	Distance (miles)	Airport	Distance (miles)
A720/M8	1.5	Edinburgh Airport	4.5
Queensferry Crossing	13		
		Town	
		Edinburgh City Centre	5
		Livingston	7
		Glasgow	41
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		

capitalparkedinburgh.co.uk

Contact agents to find out more



Rhys Davies
07809 231455
rhys.davies@jll.com
Aiva Ivoskute
07540 141945
aiva.ivoskute@jll.com



Alan Herriot
07880 722326
alan.herriot@ryden.co.uk
Cameron Whyte
07789 003148
cameron.whyte@ryden.co.uk

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.
September 2025 | 252313.09/25

BRIDGES
Chancerygate
Andy Farrer 07736 072351
afarrer@chancerygate.com