



READY FOR
OCCUPATION

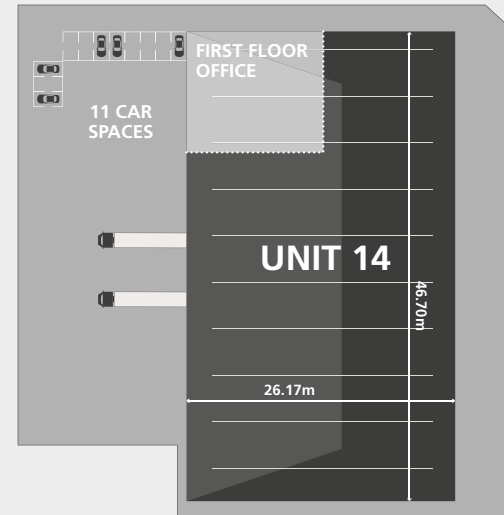
New Industrial/Trade Unit With Dedicated Yard 14,796 sq ft (1,375 sq m) **TO LET**

[▶ WATCH VIDEO](#)

- 0.6 Miles To M8
- 5 Miles From Edinburgh City Centre
- Dedicated Yard
- First Floor Office Accommodation
- 3 Phase Power Supply
- Ducting To Units For Fibre Connection

SEVEN HILLS

UNIT 14 ■ BANKHEAD CROSSWAY SOUTH ■ SIGHTHILL ■ EDINBURGH ■ EH11 4EP



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. 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.

ROAD	MILES
A720/M8 Junction 1	0.6
Edinburgh Airport	4.5
Edinburgh City Centre	5
Livingston	11
Queensferry Crossing	13
Glasgow	41

DESCRIPTION

Immediately available detached industrial/trade unit with first floor office accommodation and dedicated yard with a high-quality specification to include:

- 7m Eaves
- Electric Roller Shutter Doors
- Dedicated Yard & Car Parking
- First Floor Office - 1,635 sq ft (152 sq m)
- 3 Phase Power Supply
- Ducting To Units For Fibre Connection

FURTHER INFORMATION

To arrange a viewing or for further information please contact:



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