

UNITS 7 & 8
CAN BE COMBINED



New Industrial/Trade Units

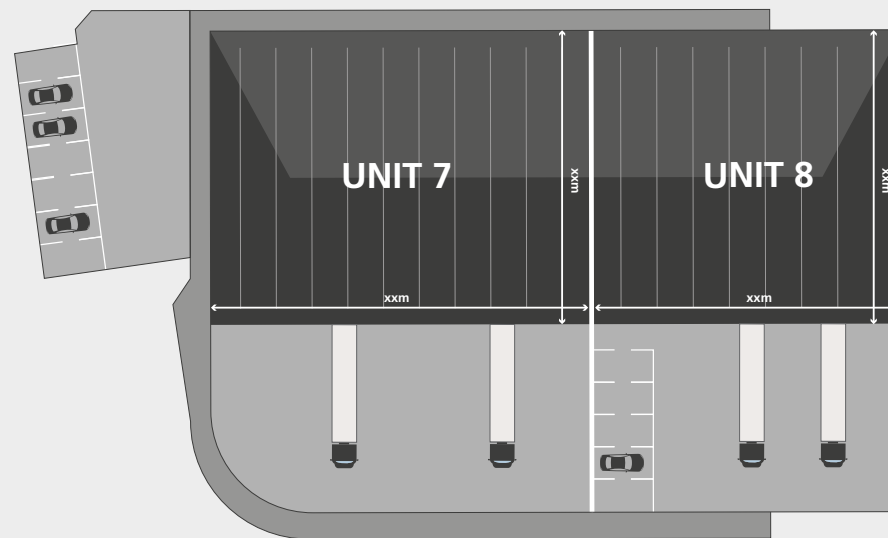
5,140 sq ft - 11,352 sq ft **TO LET**

[▶ WATCH VIDEO](#)

- 0.6 miles to M8
- 5 miles from Edinburgh City Centre
- 10 mins from Edinburgh Airport
- Minimum 6m Eaves
- Office Accommodation
- Ducting To Units For Fibre Connection

SEVEN HILLS

UNIT 7 & 8 ■ 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

The new terraced industrial/trade units offer high-quality accommodation finished to the following specification:

- 6m Eaves
- Electric Roller Shutter Doors
- Dedicated Yard (Unit 7) and Car Parking
- Floor Loading of 38 kN/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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