



TO LET

UNIT 2, SEVEN HILLS BUSINESS PARK, BANKHEAD CROSSWAY SOUTH,
EDINBURGH, EH11 4EP

- GIA - 9,461 sq ft
- 13 car parking spaces
- Electric roller shutter door
- Fibre connection
- CAT 6 cabled
- Available for immediate occupation

Location

Seven Hills Business Park is located within Sighthill Industrial Estate, in West Edinburgh. The location benefits from excellent road transport connectivity to the main motorway network, Edinburgh City Bypass as well as the city centre. In addition, there are numerous public transport connections to include bus, tram and train, all within a short walk from the business park.



Description

Unit 2 is located directly opposite the main entrance in to Seven Hills Business Park and therefore benefits from excellent main road frontage. The unit provides the following specification:

- Open plan office space at first floor level extending to c. 1,634 sq ft
- Tea preparation area
- Male, female and disabled toilets
- Lift access
- Electric roller shutter door access
- CAT 6 data cabling
- Direct fibre connection
- Floor loading of 35kN/m at ground floor level
- Controlled barrier entrance and estate security fencing
- Eaves height of 8m



Accommodation

The property extends to a Gross Internal Area of 9,461 sq ft.

Tenure

The property is available to lease and further information regarding lease terms and rent is available on request.

Timing

The property is available for immediate occupation following the conclusion of Missives.

VAT

VAT will be payable on all out goings at the prevailing rate.





EDINBURGH
NAPIER
UNIVERSITY

EDINBURGH
COLLEGE
(SIGHTHILL CAMPUS)

SEVEN HILLS
BUSINESS PARK

UNIT 2

A71

PARCEL
FORCE

ARNOLD
CLARK

BANKHEAD
DRIVE

CULTINS
ROAD

HERMISTON GAIT >>

TRAM ROUTE >

TRAIN ROUTE >

Further Information

For further information, please contact the sole letting agent.

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