

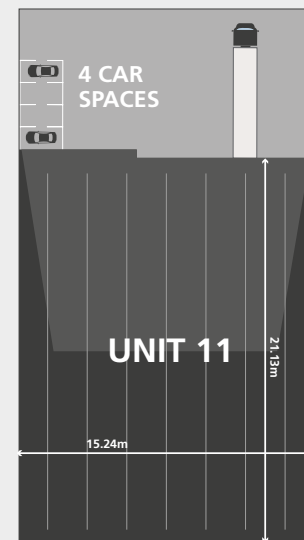


New Industrial/Trade Unit 3,423 sq ft (318 sq m) **TO LET**

[▶ WATCH VIDEO](#)

- 0.6 Miles To M8
- 5 Miles From Edinburgh City Centre
- 10 Mins From Edinburgh Airport
- 3 Phase Power Supply
- Electric Roller Shutter Door
- Ducting To Units For Fibre Connection

SEVEN HILLS



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

New mid-terraced industrial/trade unit offering high-quality, flexible accommodation finished to the following specification:

- Secure Site
- Dedicated Car Parking
- Electric Roller Shutter Doors
- Minimum 6m Eaves
- Office Accommodation
- Ducting To Units For Fibre Connection

FURTHER INFORMATION

To arrange a viewing or for further information please contact:

Ryden.co.uk
0131 225 6612

Neil McAllister
07826 947 321
neil.mcallister@ryden.co.uk

B&S
Burns & Shaw
Property Consultants
0131 315 0029

Niall Burns
07837 178 959
niall@burnsandshaw.co.uk

MONTAGU EVANS
0131 229 3800

Andrew Veitch
07826 947 321
andrew.veitch@montagu-evans.co.uk