



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&O

Hermiston Retail Park

Royal Mail

CROWN PAINTS

Sighthill Industrial Estate

SCREWFIX

Bankhead Tram Stop

Audi

Topps Tiles

PLUMBASE

GREGGS

BURTON'S BISCUIT CO

Travis Perkins

A71

RENAULT

TOOLSTATION

Bankhead Avenue

BIG YELLOW SELF STORAGE



Accommodation

All areas on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Total
3A		Under offer	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	2,770	-	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



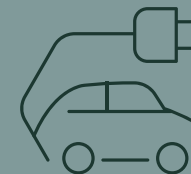
Landscaped environment



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 3A - 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



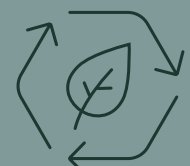
Generous
yards



Fitted first
floor offices



Generous parking
facilities



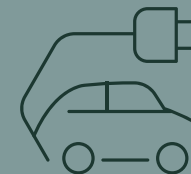
Landscaped
environment



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

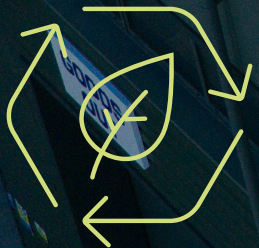


Unit 3A office



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



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BRIDGES
Chancerygate

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VAT may be applicable to rent/price quoted.
June 2025 | 251957/06/25