

**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 BISCUITS

Travis Perkins

A71

RENAULT

TOOLSTATION

Bankhead Avenue

BIG TRADING STORE



## Accommodation

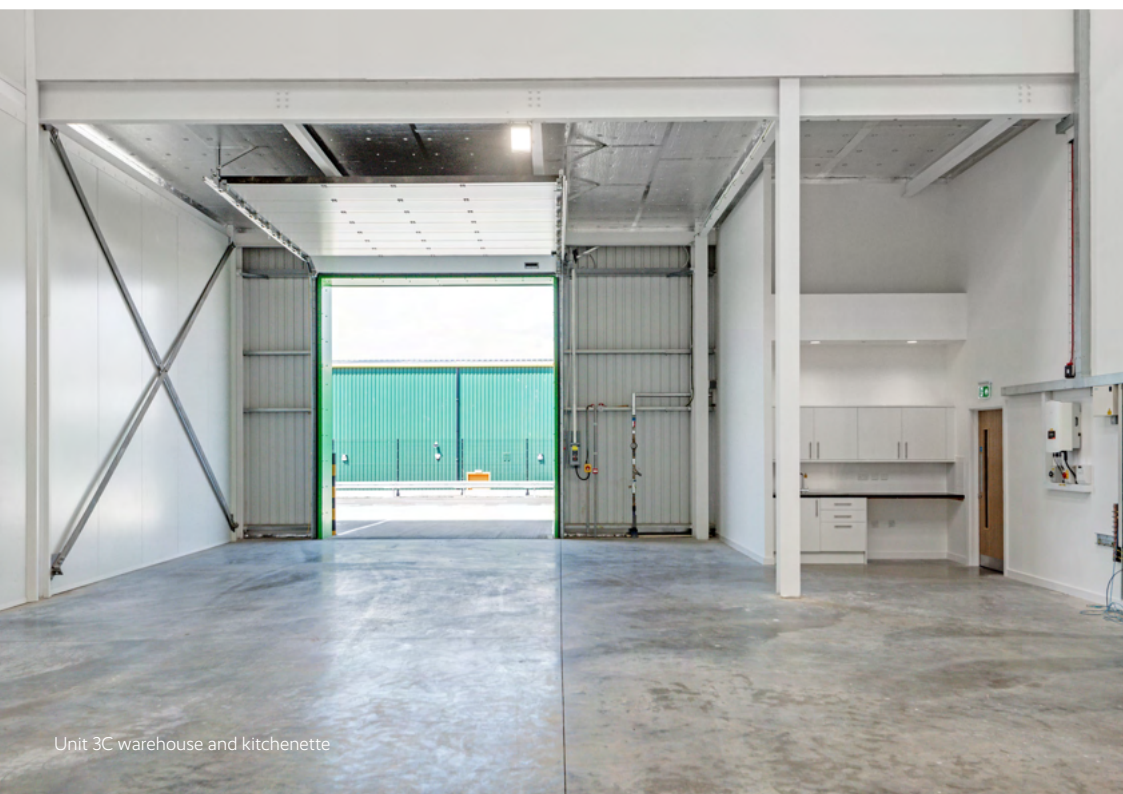
All areas on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Total
3A	Building Finishing Services UK Ltd		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	Under offer		2,770
93	2,770	-	2,770
95	2,907	-	2,907
<b>Total</b>			<b>133,045</b>

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



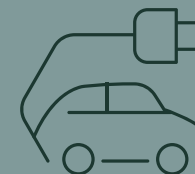
Landscaped  
environment



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 3C - 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



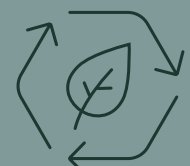
Generous  
yards



Fitted first  
floor offices



Generous parking  
facilities



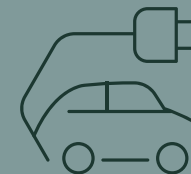
Landscaped  
environment



Kitchenette



100% business  
rates relief for  
12 months\*



EV charging



Solar PV  
Panels

\* Subject to agreement with the Local Authority



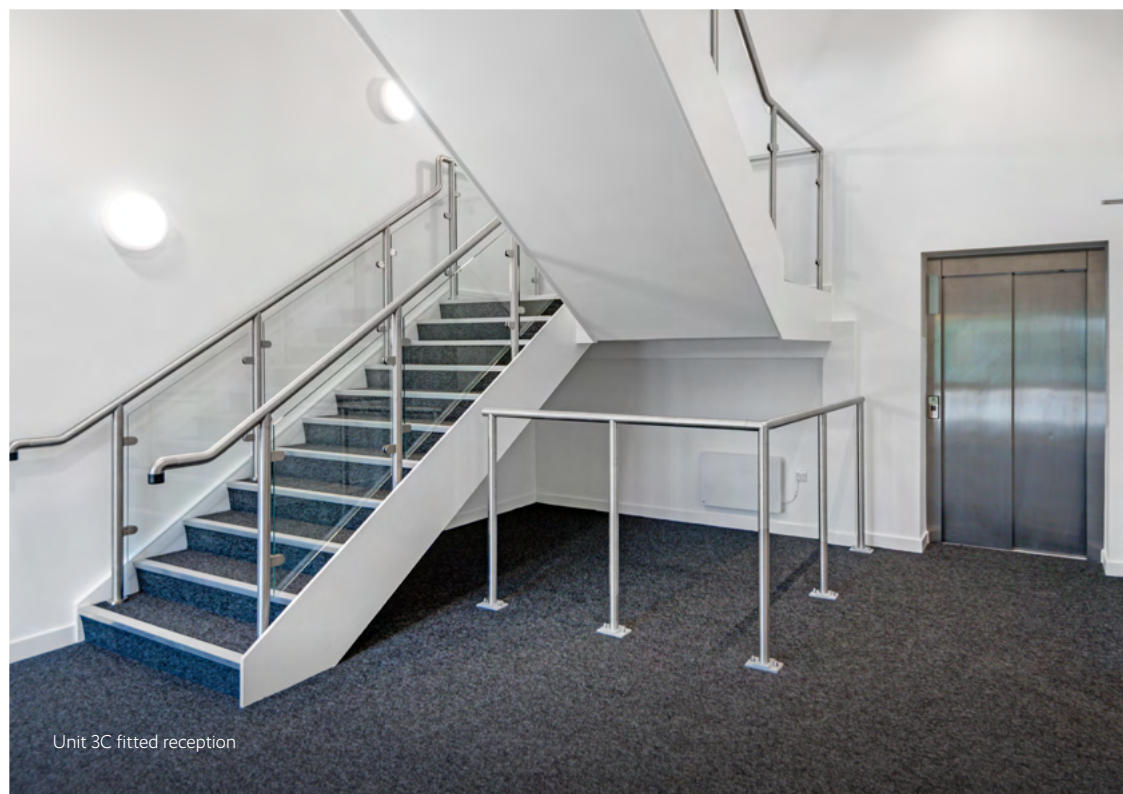
Unit 77, 79, 81



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		
<b>Town</b>			
		Edinburgh City Centre	5
<b>Rail</b>			
Bankhead Tram Stop	0.3	Livingston	7
Edinburgh Park Train Station	0.9	Glasgow	41
Wester Hailes	1		
South Gyle Train Station	1.2		
Edinburgh Airport Tram Stop	4.1		
Edinburgh Waverley Train Station	5.6		

[capitalparkedinburgh.co.uk](http://capitalparkedinburgh.co.uk)

Contact agents to find out more



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate.  
VAT may be applicable to rent/price quoted.  
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