

# Capital Park

## Edinburgh EH11 4AA

- › 18 new trade counter and industrial/warehouse units
- › 2,770 - 45,980 sq ft (units 3A-3G combined)
- › Travis Perkins now open

To let



A development by:

Chancerygate



BRIDGES  
Fund Management

Available March 2025

# Capital Park

Located within the busy Sighthill area of Edinburgh.

Approximately 5 miles south west of Edinburgh city centre.

Good transport links, including regular bus and tram services, as well as Edinburgh Park rail station which is located within walking distance.

- Industrial/warehouse
- Trade counter



## Planning Use

**Trade:** The units have consent for Class 4, 5 and 6 (general business, industrial, storage and distribution). There is also consent to construct additional mezzanine space.

**Industrial/warehouse:** The units have consent for Class 4, 5 and 6 (general business, industrial, storage and distribution).

## Terms

Available on a leasehold basis.

## Accommodation

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

Unit	Ground Floor	First Floor	Total
3A	6,262	1,752	8,014
3B	3,537	1,129	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	UNDER OFFER		4,683
85	UNDER OFFER		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



# Trade Units 83-95

2,770 up to 15,781 sq ft (units 83-87 combined)

## General Specification

Flexible trade units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8.4m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>Ground floor shell trade counter units</p>	 <p>Ability to combine units</p>	 <p>100% business rates relief for 12 months*</p>
 <p>Secure industrial park</p>	 <p>Electric car charging points</p>	 <p>Landscaped environment</p>



Computer Generated Image of units 83-95

# Capital Park



Image of previous Chancerygate development

\* Subject to agreement with the Local Authority

# Industrial and Warehouse Units 3A-3G

4,657 up to 45,980 sq ft (units 3A-3G combined)

## General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

 8.4m clear internal height	 37.5kN sq m floor loading	 Electric loading doors
 Fitted first floor offices	 Ability to combine units	 100% business rates relief for 12 months*
 Secure industrial park	 Electric car charging points	 Photovoltaic panels



Computer Generated Image of units 3A-3G

## Capital Park



Image of previous Chancerygate development



Image of previous Chancerygate development



Image of previous Chancerygate development

\* Subject to agreement with the Local Authority

# Industrial and Warehouse Units 77-79

12,649 up to 25,675 sq ft (units 77-79 combined)

## General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

 <p>10m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>Fitted first floor offices</p>	 <p>Ability to combine units</p>	 <p>100% business rates relief for 12 months*</p>
 <p>Secure industrial park</p>	 <p>Electric car charging points</p>	 <p>Photovoltaic panels</p>



Computer Generated Image of units 77-81

## Capital Park



Image of previous Chancerygate development



Image of previous Chancerygate development



Image of previous Chancerygate development

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# Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.



15% warehouse roof lights increasing natural daylight

Photovoltaic panels units 3A-3G and 77-81

Targeting BREEM 'Very Good/Excellent'

Targeting EPC A

Low air permeability design

High performance insulated cladding and roof materials

Exterior or interior cycle storage to encourage cycling to work

Active and passive Electric Vehicle charging points

Low speed limit restrictions to reduce emissions

Landscaping including native and non-native species

# Capital Park



capitalparkedinburgh.co.uk

## Travel Distances

### Road:

A720/M8	1.5 miles
Edinburgh City Centre	5 miles
Livingston	7 miles
Queensferry Crossing	13 miles
Glasgow	41 miles

### Rail and tram:

Bankhead Tram Stop	0.3 miles
Edinburgh Park Train Station	0.9 miles
Wester Hailes	1 mile
South Gyle Train Station	1.2 miles
Edinburgh Airport Tram Stop	4.1 miles
Princes Street Tram Stop	5 miles
Edinburgh Waverley Train Station	5.6 miles

### Airport

Edinburgh Airport	4.5 miles
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