

Capital Park

Edinburgh EH11 4AA

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

City Centre

To let

A71

B107

A development by:

Chancerygate



BRIDGES
Fund Management

Available Q2 2024

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	5,302	1,666	6,968
3G	8,191	1,862	10,053
5	LET TO TRAVIS PERKINS		15,721
77	11,044	1,922	12,966
79	10,823	1,886	12,709
81	UNDER OFFER		17,077
83	UNDER OFFER		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



M9

M90

Edinburgh Airport ✈️

Forth Bridges

South Gyle

B&Q

halfords

DECATHLON

TESCO

Royal Mail

MARKS & SPENCER

A720

EDMUNDSON ELECTRICAL

CEFCO

SCREWFIX

Ford

VAUXHALL

JCB

CROWN PAINTS

PELTON

Sighthill Industrial Estate

PLUMBASE

GREGGS

Audi

Topps Tiles

BURTON'S BISCUIT CO

A71

Calder Road

RENAULT

Bankhead Avenue

TOOLSTATION

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>12 year collateral warranty available</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



Image of previous Chancerygate development



Image of previous Chancerygate development

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.

 <p>8.4m 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>12 year collateral warranty available</p>
 <p>Secure industrial park</p>	 <p>Electric car charging points</p>	 <p>Photovoltaic panels</p>



Computer Generated Image of units 3A-3G



Capital Park



Image of previous Chancerygate development



Image of previous Chancerygate development



Image of previous Chancerygate development

Industrial and Warehouse Units 77-81

12,649 up to 42,752 sq ft (units 77-81 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>12 year collateral warranty available</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



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.



Low air permeability design

15%
warehouse roof
lights increasing
natural daylight

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

Targeting
BREEAM
'Very Good/
Excellent'

Targeting
EPC A

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:

Edinburgh Park Train Station	0.9 miles
Wester Hailes	1 mile
South Gyle Train Station	1.2 miles
Edinburgh Waverley Train Station	5.6 miles

Airport

Edinburgh Airport	4.5 miles
-------------------	-----------



European Union



gov.scot

EUROPE & SCOTLAND
European Regional Development Fund
Investing in a Smart, Sustainable and Inclusive Future

5 Bankhead Avenue,
Edinburgh EH11 4AA

/// tamed.glare.shadow

More information available
through the joint marketing agents:



Rhys Davies 07809 231455
rhys.davies@jll.com

Aiva Ivoskute 07540 141945
aiva.ivoskute@jll.com



Alan Herriot 07880 722326
alan.herriot@ryden.co.uk

Cameron Whyte 07789 003148
cameron.whyte@ryden.co.uk

A development by:

BRIDGES
Fund Management

Chancerygate

Andy Farrer 07736 072351
afarrer@chancerygate.com

JLL & Ryden for themselves and for the vendors or lessors of this property whose agents they are, give notice that:-

- The particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise;
- No person in the employment of JLL & Ryden has any authority to make or give any representation or warranty whatever in relation to the property;
- Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.
- This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law, February 2024.