

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

NEW INDUSTRIAL, TRADE, OR SHOWROOM PREMISES TO LET (PROVIDED ON A DESIGN AND BUILD BASIS)

COME AND JOIN B&Q, SCREWFIX, TOOLSTATION, TOPPS TILES, MAJESTIC WINE, B&M AND 75 OTHER RETAILERS ON FORT KINNAIRD RETAIL PARK

PLOTS FROM 1.25 ACRES TO 4.5 ACRES



PRIMARK



pets at home

SCREWFIX

TOOLSTATION

Topps Tiles

safestore

B&Q

HONDA



JAGUAR

LAND-ROVER



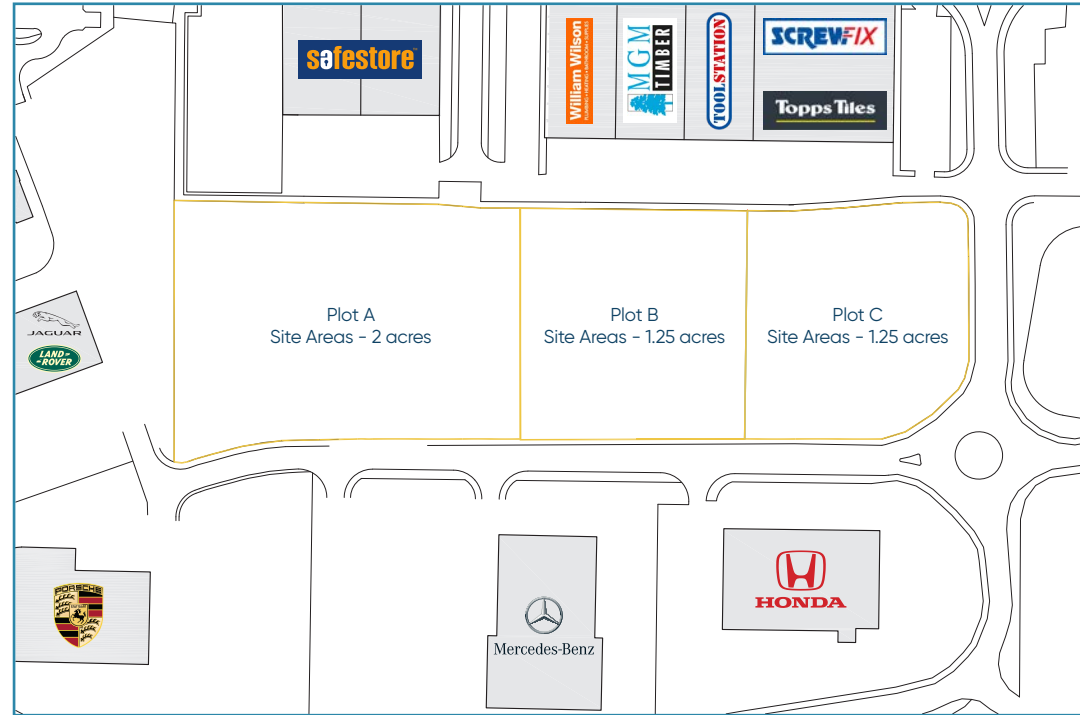
PRELIMINARY INFORMATION

THE SITE IS DIFFICULT TO BEAT IN TERMS OF LOCATION AND ACCESSIBILITY.

INTRODUCTION

Acting on behalf of South Yorkshire Pension Authority (a fund managed by Abrdn) we are offering to the market one of the most prominent and best located commercial development opportunities in Edinburgh. Our clients have already developed adjoining car showrooms, drive-thrus and the trade park (next door) and can now offer new build opportunities for a range of commercial uses. The site could be divided into three plots or a single development site of 4.5 acres.

SITE PLAN 4.5 ACRES TOTAL



SITUATED TO THE SOUTH-EAST OF EDINBURGH CITY CENTRE AND WITH DIRECT ACCESS TO THE BYPASS (A702) AND THE A1.

LOCATION

The site is situated amongst a number of different commercial uses including car showroom, trade and Fort Kinnaird Retail Park which is the second largest in the UK and home to over 75 retail stores including Marks & Spencer, River Island, Primark, Miss Selfridge and H&M to name only a few. Food outlets include McDonalds, Pizza Hut, Pizza Express, Nando's and Starbucks and the adjoining car showrooms include Honda, Mercedes, Porsche, Jaguar and Landrover.

B&Q and B&M are located on the opposite side of Whitehill Road.



FORT KINNAIRD RETAIL PARK IS THE SECOND LARGEST IN THE UK AND HOME TO OVER 75 RETAIL STORES.



DESCRIPTION

The site is essentially level and accessed from Whitehill Road and as mentioned above could be offered as a single development opportunity or in plots from 1 acre upwards (4.5 acres).

TERMS/TENURE

We are offering design and build opportunities with the completed building being available to lease on terms to be agreed.

For further information please contact the marketing agents noted below.

PLANNING

The City of Edinburgh Local Development Plan 2016 allocates the land as within the general urban area with specific reference to EMP8 Business and Industry Areas. This planning policy supports development for business, industrial or storage development. The policy aims to retain a range of employment sites across the city where new and existing businesses can operate, expand or relocate.

VIEWING

The site is open for inspection from the roadside.

FURTHER INFORMATION

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