

PLOT 5

EDI  
APPROACH

SPECULATING FOR  
EDINBURGH'S  
DISTRIBUTION NEEDS

PLANNING APPROVED FOR 50,000 SQ FT (4,645 SQ M) | AVAILABLE FOR PRE-LET



 GSS DEVELOPMENTS

**Ryden**.co.uk  
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colliers.com/uk/industrial

 **JUNCTION 1 | M9 | NEWBRIDGE**  
**EDINBURGH | EH28 8SJ**

# LOCATION

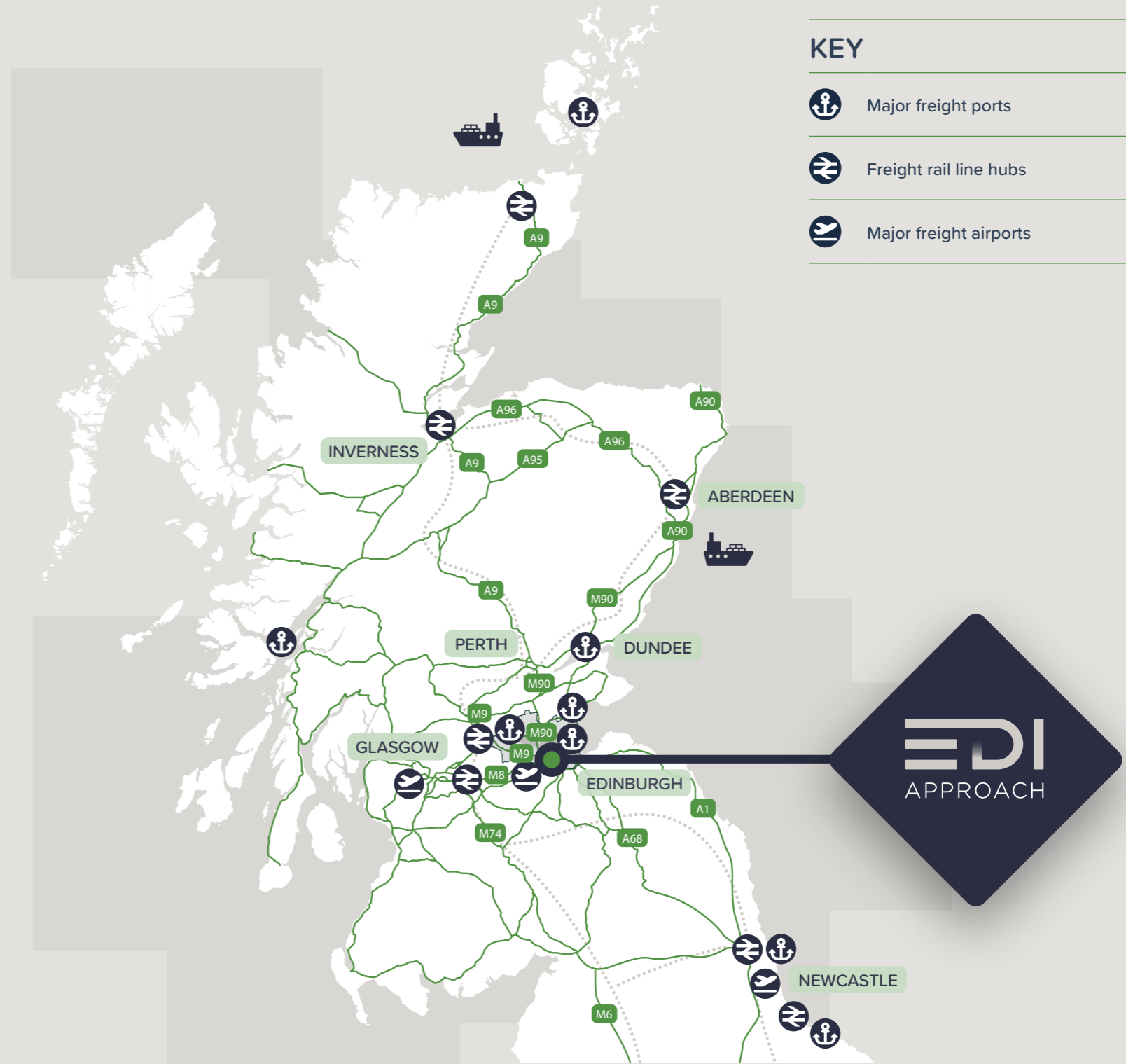
EDI Approach, recognised as Edinburgh's Future Logistics Hub, is strategically positioned at Newbridge, adjacent to the M8 and M9, approximately 10 miles west of Edinburgh city centre and 38 miles east of Glasgow city centre, and is located within the Forth Green Freeport Zone.

Newbridge offers excellent road connectivity across Scotland via Junction 1 of the M9 and Junction 2 of the M8. The Forth Road Bridge and Queensferry Crossing are approximately 3 miles north and direct access is provided by the M9 and M90 respectively. The A720 (City of Edinburgh by-pass) lies approximately 3 miles to the east and provides access to the south via the A1.

Edinburgh is Scotland's capital and one of the UK's strongest regional cities. It is Scotland's legal and political centre and the UK's largest financial centre outside of London. The city continues to deliver growth. The resident population increased by 10.2% between 2011 and 2021 and is forecast to grow by a further 10.5% by 2043, reaching 587,000 people.

Due to its unique location on the outskirts of Edinburgh and with excellent transport links, Newbridge and the surrounding area attract a range of industrial, logistics and trade occupiers – unrivalled connectivity.

[FIND ON GOOGLE MAPS](#)



## KEY

- Major freight ports
- Freight rail line hubs
- Major freight airports

PROVEN LOGISTICS & LAST MILE LOCATION



ADDITIONAL YARD OPTION



PLOTS 5 MEASURES 2.77 ACRES WITH AN ADDITIONAL 0.64 ACRES EXPANSION LAND TO THE REAR; 50M YARD TO THE FRONT

Warehouse	45,000 sq ft	4,181 sq m
2-Storey Office	5,000 sq ft	465 sq m
<b>Total</b>	<b>50,000 sq ft</b>	<b>4,645 sq m</b>

# SITE PLAN

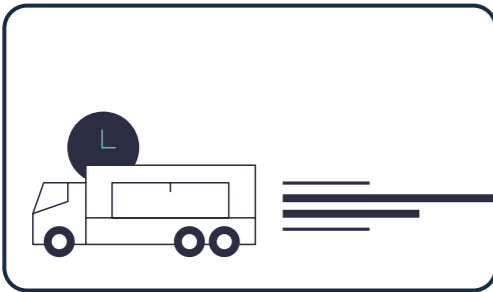
- PLOT 5
- PLOT 1 - UNDER CONSTRUCTION
- FUTURE PHASES



# CONNECTIVITY

EDI Approach has direct access to the motorway network and is within easy reach of Edinburgh city centre and Edinburgh Airport. Multi modal transport links are close at hand via Grangemouth Port and Rail Freight Hub.

AROUND 70% OF SCOTLAND'S POPULATION LIVES WITHIN THE CENTRAL BELT. THIS MEANS EDI IS INCREDIBLY WELL SITUATED TO SERVICE THE VAST MAJORITY OF SCOTLAND'S POPULATION WHILE KEEPING COSTS OF THE LAST MILE LOW.

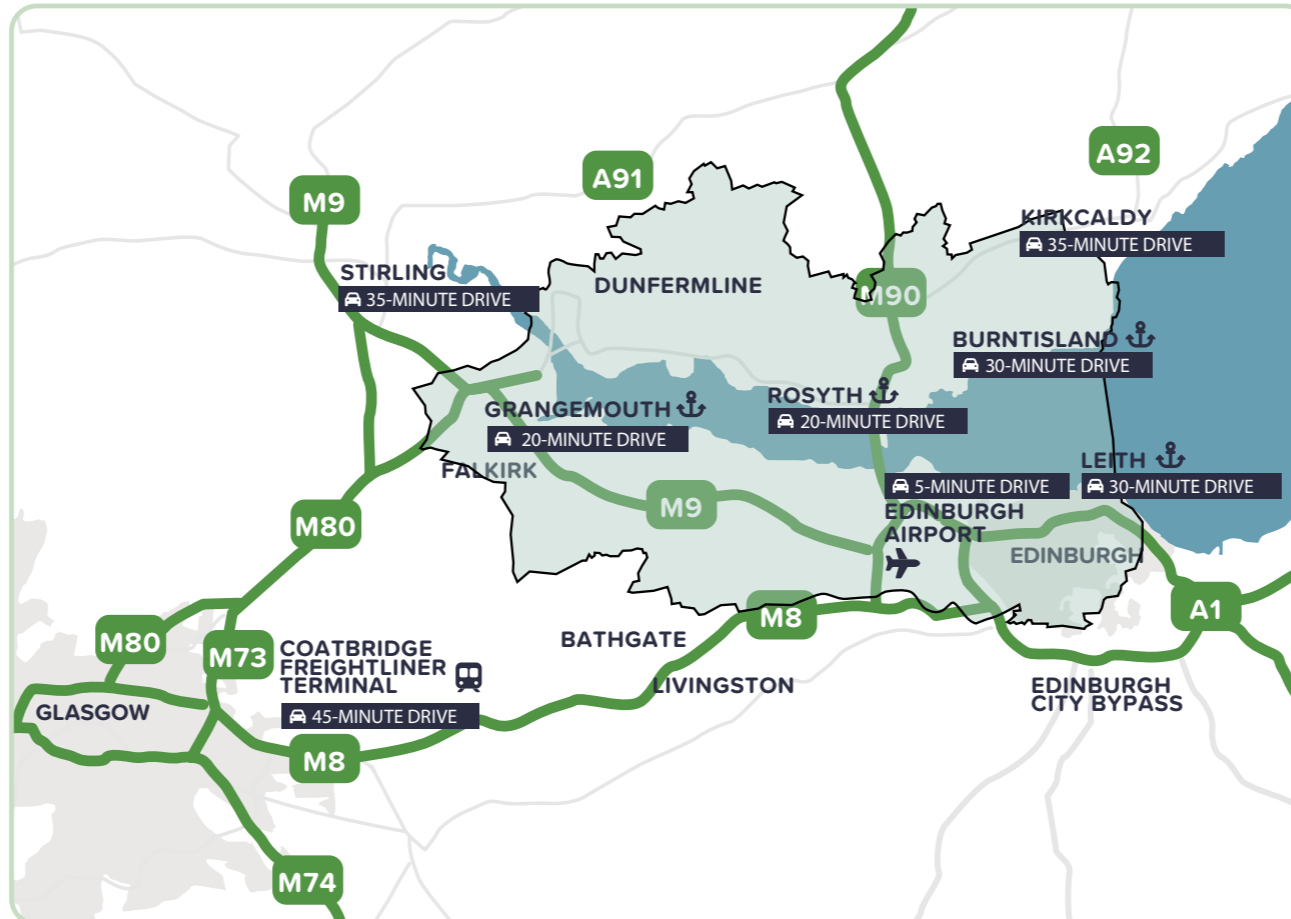


### ROAD CONNECTIONS

Connection	Distance	Travel Time
M9 Junction 1	0.5 miles	2 mins
M8 Junction 2	1.5 miles	4 mins
Edinburgh Airport	3 miles	8 mins
City Bypass	3.5 miles	10 mins
Grangemouth Port & Rail Freight Hub	16 miles	20 mins

### CITY CONNECTIONS

Connection	Distance	Travel Time
Edinburgh	10 miles	20 mins
Glasgow	38 miles	45 mins
Aberdeen	124 miles	2 hrs 20 mins
Newcastle	132 miles	2 hrs 30 mins
Manchester	231 miles	3 hrs 50 mins



> 540,000 PEOPLE IN EDINBURGH REACHED IN LESS THAN 40 MINUTES

> 630,000 PEOPLE IN GLASGOW REACHED IN LESS THAN 60 MINUTES

> 2,920,000 PEOPLE IN THE CENTRAL BELT REACHED IN LESS THAN 90 MINUTES

# SPECIFICATION

**50KN/M2**

Floor Loading

**9M**

Minimum Clear Eaves Height

**300KVA**

3-Phase Low Voltage Power Supply

**PV PANELS**

Rooftop PV system

**DOORS**

2x Level Access Doors (4m x 4.8m) & 3x Dock Loading Doors (2.86m x 4.8m)

**10%**

LED Sensor lighting and 10% rooflights in warehouse

**POTENTIAL FOR CROSS DOCKING**

**22 PARKING SPACES**

incorporating 4x EVC spaces

**SIPHONIC DRAINAGE TO WAREHOUSE**

# SUSTAINABILITY



**BREEAM RATING**

BREEAM Excellent targeted and EPC Rating 'A' targeted



Targeting Net Zero Carbon



**GREEN TRAVEL PLAN**



**LOW AIR permeability design**



**SUSTAINABLE construction materials**



High performance insulated cladding and roof materials



**RECYCLED construction materials**



**CYCLE STORAGE**



Landscaped area and picturesque natural surroundings along the River Almond Walkway.

# SURROUNDING OCCUPIERS



- 01. Batleys
- 02. Tesla
- 03. Epsotec UK Ltd
- 04. DPD
- 05. DHL
- 06. Scania
- 07. Kent Food Ltd
- 08. PTS
- 09. VPZ
- 10. McNicol Van Hire
- 11. Porcelanosa
- 12. APC Overnight
- 13. Marken
- 14. Bidfood
- 15. Scottish Fire & Rescue Service
- 16. Howdens
- 17. Lothian Motorcoaches
- 18. Fleming Howden
- 19. Norco Group
- 20. Barrett Steel
- 21. Kloeckner Metals
- 22. Lang + Fulton
- 23. Scotyre International
- 24. Mercedes-Benz
- 25. Edinburgh Luxury Car Village
- 26. McDonald's
- 27. BP filling station + EV charging point



## RATEABLE VALUE

The property will need to be assessed once completed but we understand the premises will benefit from 100% rates relief for the first 12 months of occupation.

## PLANNING / DEVELOPMENT

EDI Approach is zoned for Classes 4, 5 & 6. Plot 5 has detailed consent approved for a 50,000 sq ft unit.

See portal for further information.

PLANNING REFERENCE

## CONTACT

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# MEETING THE DEMAND FOR EDINBURGH'S FUTURE

