

FOR SALE / TO LET

COMMERCIAL (CLASS 4) DEVELOPMENT SITES ADJACENT TO EDINBURGH CITY BYPASS



SHERIFFHALL SOUTH, MIDLOTHIAN **EH18 1AZ**
Plots available from 0.72 acres to 15 acres

[*click to view aerial footage of the sites*](#)

LOCATION

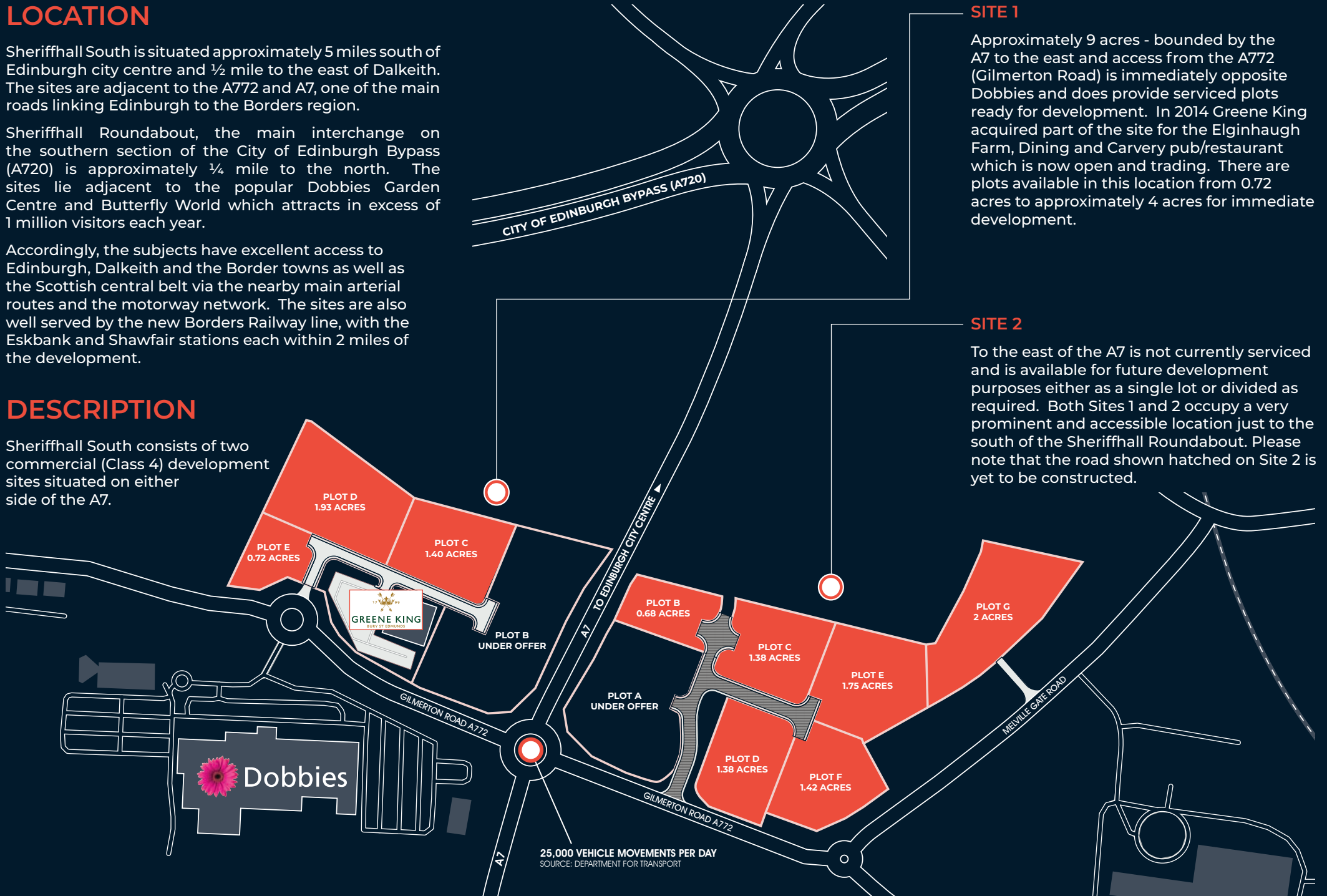
Sheriffhall South is situated approximately 5 miles south of Edinburgh city centre and ½ mile to the east of Dalkeith. The sites are adjacent to the A772 and A7, one of the main roads linking Edinburgh to the Borders region.

Sheriffhall Roundabout, the main interchange on the southern section of the City of Edinburgh Bypass (A720) is approximately ¼ mile to the north. The sites lie adjacent to the popular Dobbies Garden Centre and Butterfly World which attracts in excess of 1 million visitors each year.

Accordingly, the subjects have excellent access to Edinburgh, Dalkeith and the Border towns as well as the Scottish central belt via the nearby main arterial routes and the motorway network. The sites are also well served by the new Borders Railway line, with the Eskbank and Shawfair stations each within 2 miles of the development.

DESCRIPTION

Sheriffhall South consists of two commercial (Class 4) development sites situated on either side of the A7.



SITE 1

Approximately 9 acres - bounded by the A7 to the east and access from the A772 (Gilmerston Road) is immediately opposite Dobbies and does provide serviced plots ready for development. In 2014 Greene King acquired part of the site for the Elginhaugh Farm, Dining and Carvery pub/restaurant which is now open and trading. There are plots available in this location from 0.72 acres to approximately 4 acres for immediate development.

SITE 2

To the east of the A7 is not currently serviced and is available for future development purposes either as a single lot or divided as required. Both Sites 1 and 2 occupy a very prominent and accessible location just to the south of the Sheriffhall Roundabout. Please note that the road shown hatched on Site 2 is yet to be constructed.

Travel Distances

Edinburgh City Centre	7 miles
Livingston	31 miles
Glasgow	51 miles
Dundee	73 miles
Newcastle upon Tyne	99 miles
Sat Nav	EH18 1AZ



TERMS

Flexible delivery options for occupiers are available at Sheriffhall South with the ability to offer bespoke freehold or leasehold opportunities along with more traditional site sales.

FURTHER INFORMATION

The sites are available for viewing at any time and for further information please contact the joint marketing agents noted below.

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A development by



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PROPERTY

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