



APPROACH

www.edi-approach.com

JUNCTION 1, M9,
NEWBRIDGE,
EH28 8SJ

Industrial Units

FROM 2,000-25,000SQFT

(185-2,300SQM)



Available Q2 2025



Edinburgh Airport
Where Scotland meets the world

Edinburgh Tram

City Bypass

Links to Edinburgh
City Bypass

M8

Newbridge
Roundabout

Premier Inn

M9

Mercedes-Benz

APC

DHL
EXPRESS

TARMAC
A CBM COMPANY

EDI
APPROACH

Phase 1

BATLEYS

TESLA

dpd

Bidfood
Insp. red by you.

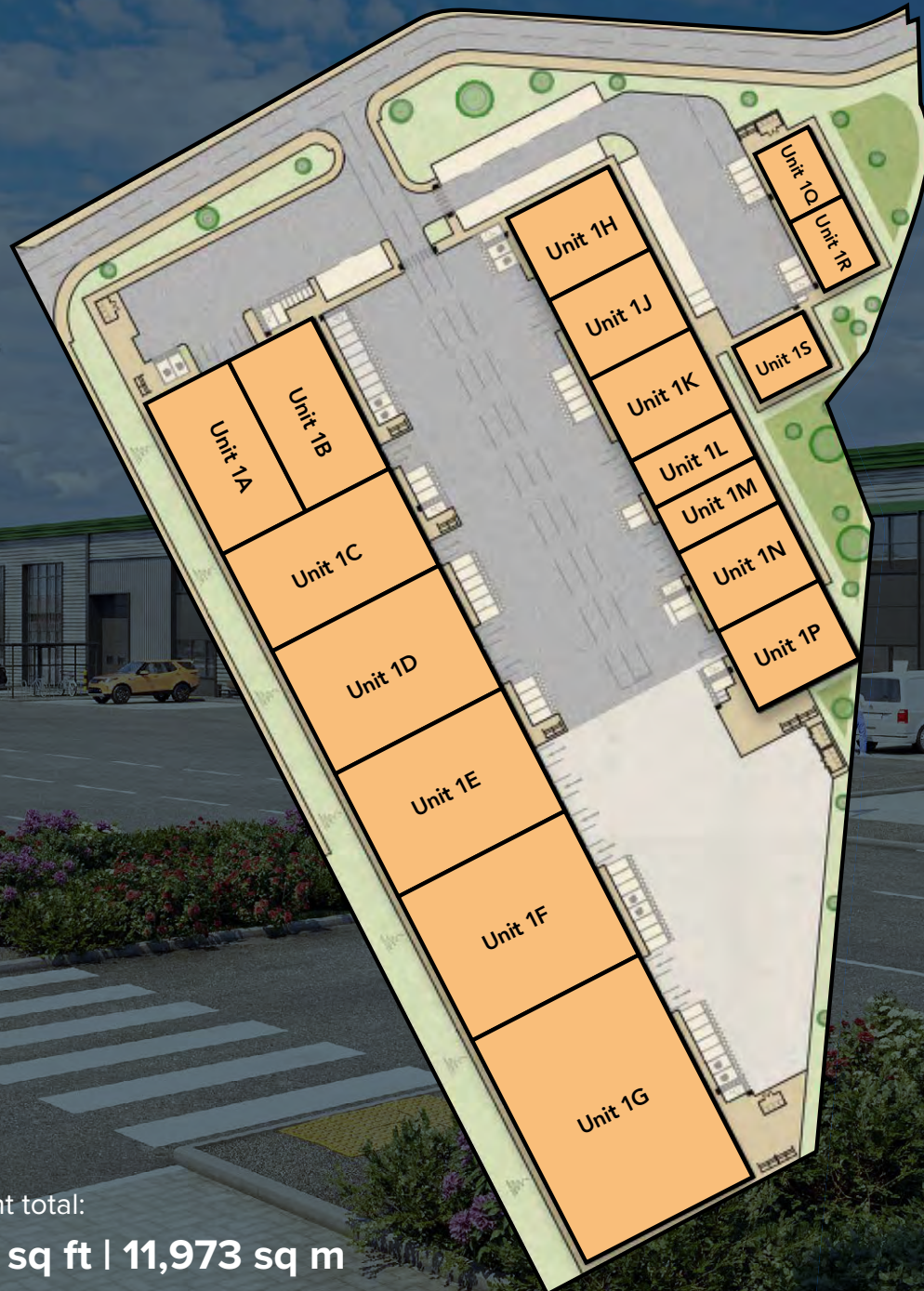
SCOTT S-
100 ANNUAL REPORT 2019

Edinburgh-Bathgate
Rail Line



Connections

Site Plan



Development total:
128,900 sq ft | 11,973 sq m



Availability

Schedule of Accommodation **Block 1**

Unit	Size (Sq ft)	Size (Sq m)
1A	8,000	743
1B	8,000	743
1C	9,900	920
1D	12,500	1,161
1E	12,500	1,161
1F	17,000	1,579
1G	25,000	2,322
TOTAL	92,900	8,629

Schedule of Accommodation **Block 2**

Unit	Size (Sq ft)	Size (Sq m)
1H	5,000	465
1J	5,000	465
1K	5,000	465
1L	2,500	232
1M	2,500	232
1N	5,000	465
1P	5,000	465
TOTAL	30,000	2,789

Schedule of Accommodation **Block 3**

Unit	Size (Sq ft)	Size (Sq m)
1Q	2,000	185
1R	2,000	185
1S	2,000	185
TOTAL	6,000	555

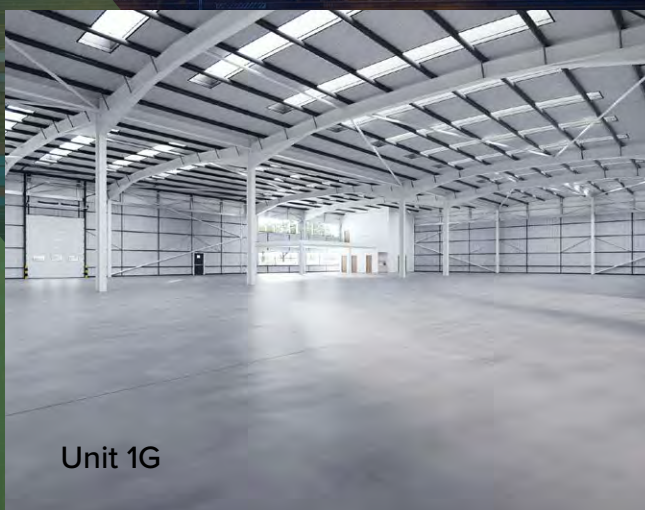
The premises will benefit from 100% rates relief for the first twelve months of occupation.



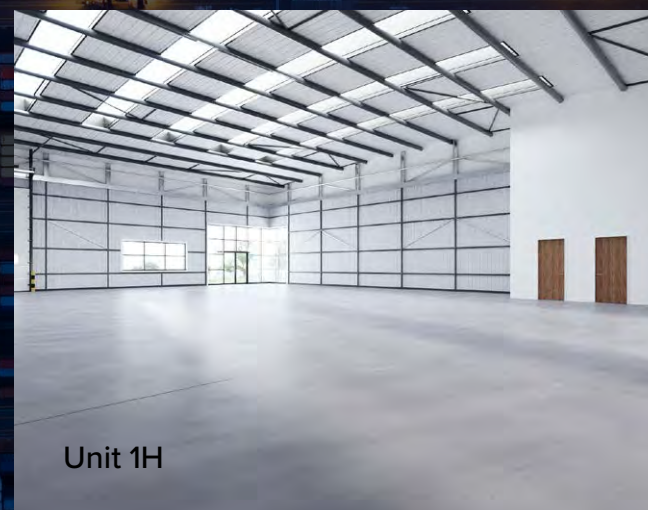
Block 1 A-G



Unit 1B



Unit 1G



Unit 1H



Specification



Floor Loading

Ranging from 15kN/m² to 30kN/m²



Eaves Height

Ranges from 7.6m – 13m



Car Parking

Ample Staff and customer spaces



Power

3-Phase Low Voltage Power Supply to each unit



PV Panels

Rooftop PV system



Door Dimensions

Level access doors - 4m wide x 4.8m high



Heating

All-electric air source heat pump strategy for office areas providing heating and cooling



LED Sensor Lighting

Yes this included



Sustainability



BREEAM Rating

Excellent target rating



EPC Rating

'A' Rating Targeted



Green Travel Plan



Sustainable Construction Materials



Cycle Storage



Electrical Vehicle Charging



Landscaped Area



HGV Parking



Targeting Net Zero Carbon



Demographic

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.

OVER 540,000 PEOPLE IN EDINBURGH REACHED IN LESS THAN:

40 minutes

OVER 630,000 PEOPLE IN GLASGOW REACHED IN LESS THAN:

60 minutes

OVER 2,920,000 PEOPLE IN THE CENTRAL BELT REACHED IN LESS THAN:

90 minutes

2.58 MILLION

PEOPLE IN THE UK EMPLOYED IN LOGISTICS



£30,627

AVERAGE SALARY IN EDINBURGH



548,200

PEOPLE LIVING IN EDINBURGH



2.7 MILLION

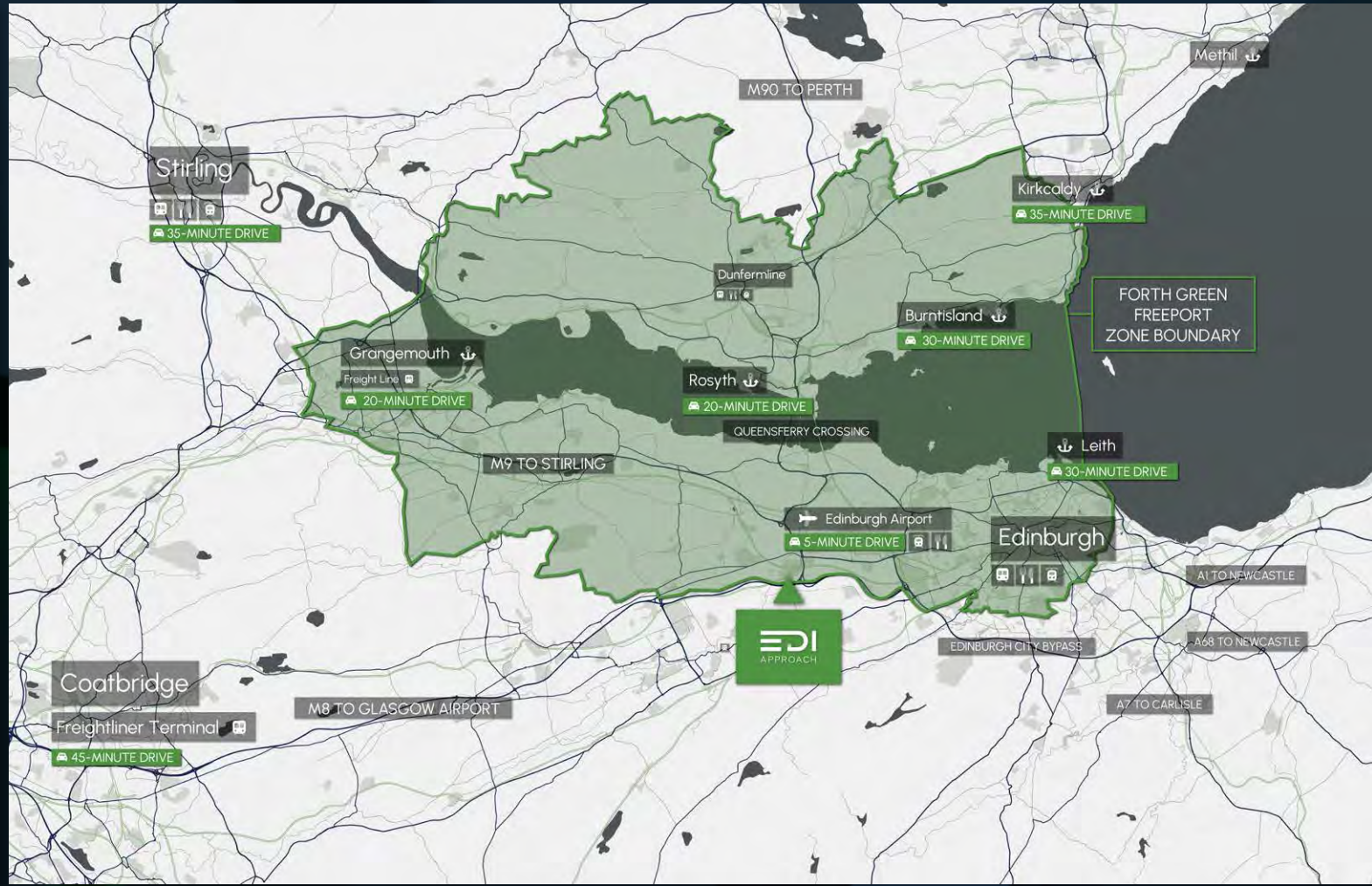
PEOPLE IN THE UK EMPLOYED IN MANUFACTURING





Drive times

EDINBURGH	10 MINS	MANCHESTER	3 HRS 50 MINS
GLASGOW	45 MINS	BIRMINGHAM	5 HRS
ABERDEEN	2 HRS	LONDON	6 HRS 40 MINS



- MAJOR FREIGHT PORTS
- MAJOR FREIGHT AIRPORTS
- FREIGHT RAIL LINE HUBS
- EDI APPROACH WITHIN FREEPORT ZONE



GSS DEVELOPMENTS



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