

EDINBURGH | EH15 3HR

# FORT KINNAIRD TRADE PARK

**TO LET**

New Industrial / Trade /  
Sui Generis / Showroom

**SIZE - 30,000 SQ FT**

**AVAILABLE - MID-2025**

**FULL PLANNING CONSENT IN PLACE**

**DUE TO ABORTIVE NEGOTIATIONS**



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**COME AND JOIN...**



**SCREWFIX**

**TOOLSTATION**



**PORSCHE**

**B&Q**

fort  
kinnaird



# INTRODUCTION

Acting on behalf of South Yorkshire Pension Authority (a fund managed by Abrdn) we are pleased to offer to the market one of the best located commercial buildings currently available in Edinburgh. Our clients have full planning consent and are to commence construction in August of this year.

The building will be 30,000 sq ft on a site area of just under 2 acres. The building will be prominently positioned opposite B&Q and alongside Honda, Mercedes and Porsche showrooms to name a just a few.

# DESCRIPTION

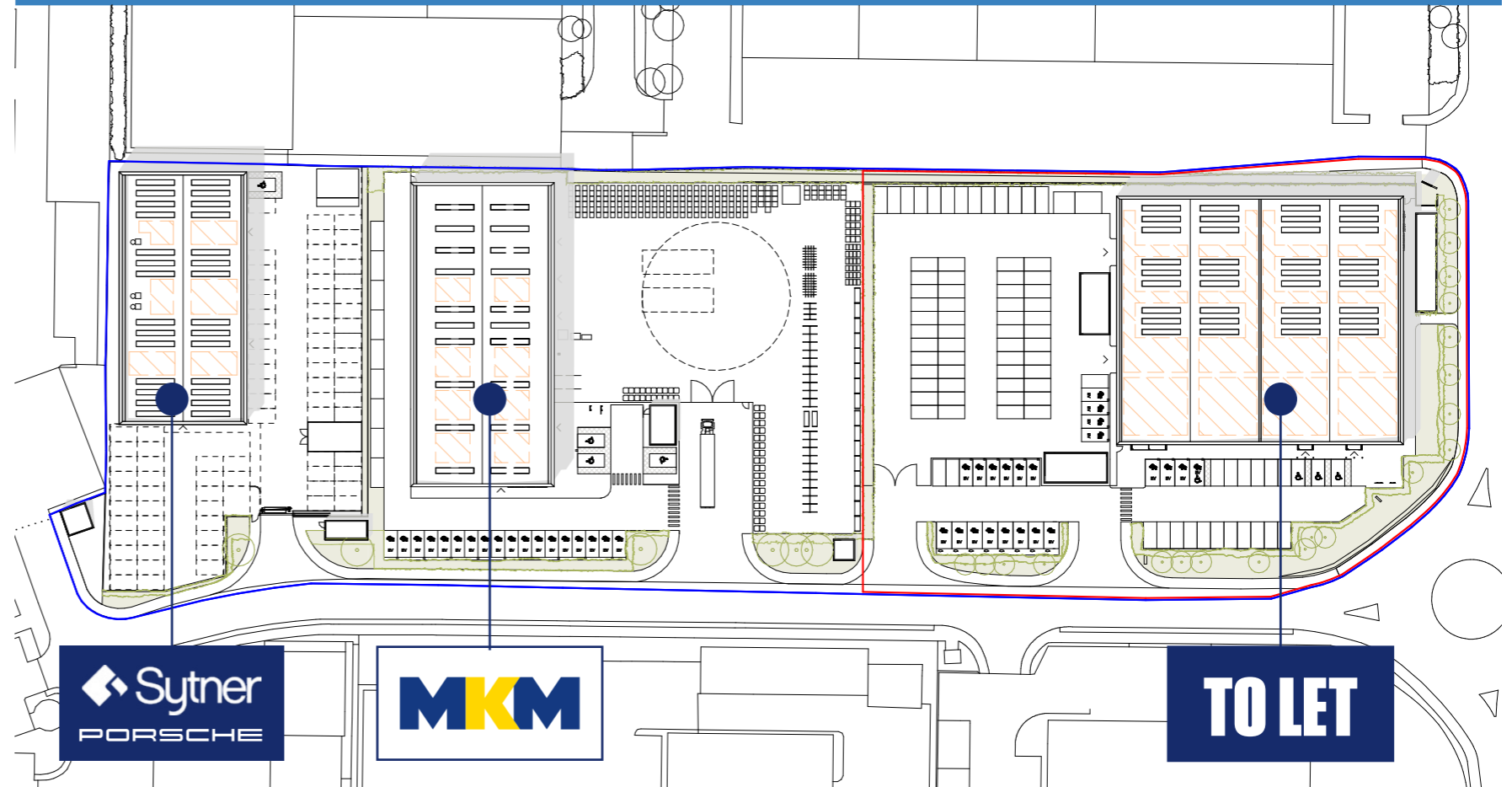
A detailed specification of the building and CAD plans are available on request.

The building will benefit from solar electricity roof panels (PV), EV charging and a specification to minimise carbon content.

# SIZE

The Gross Internal Area of the building will be 2,787 sq m (30,000 sq ft).

## THE NEW BUILDING WILL BE POSITIONED OPPOSITE B & Q AND B & M AND ACCESS VIA WHITEHILL ROAD AND OVERSMAN ROAD










# LOCATION

The property will be situated amongst one of the busiest retail, trade park and car showroom locations in Scotland. The adjoining Fort Kinnaird retail park is the second largest in the UK and the home to over 75 retail stores including Marks & Spencer, River Island, Primark and H & M to name only a few occupiers. Food outlets includes McDonald's, Pizza Hut, Pizza Express, Nando's and Starbucks and the adjoining car showrooms include Honda, Mercedes, Porsche, Jaguar, Landrover, Ferrari and Lamborghini.

The property is located to the South East of Edinburgh City Centre and close to the A1 and the Edinburgh City Bypass.



## ONE OF THE BUSIEST RETAIL, TRADE PARK AND CAR SHOWROOM LOCATIONS IN SCOTLAND

- 01. 
- 02. 
- 03. 
- 04. 
- 05. 
- 06. 
- 07. 



[FIND ON GOOGLE MAPS](#)

# FORT KINNAIRD TRADE PARK



## TERMS

This property is available to Lease on a Full Repairing Insuring basis from the date of completion.

For more information on the rent required and also the other terms of the lease please contact the agents noted below.

## RATEABLE VALUE

This property will be assessed for rating purposes on completion.

## PLANNING

The detailed planning consents for the site are as follows:

- A 30,000 sq ft building with 8m eaves - Class 4, 5 & 6
- A 25,000 sq ft building with 6m eaves - Car Showroom

## ANTI-MONEY LAUNDERING

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying the landlords (and advisors) requirements in relation to Anti-Money Laundering Regulations.

## VIEWING AND FURTHER INFORMATION BY CONTACTING:

### Neil McAllister

**Tel:** 07831 610 721  
**Email:** [neil.mcallister@ryden.co.uk](mailto:neil.mcallister@ryden.co.uk)

[ryden.co.uk](http://ryden.co.uk)

### Bryce Stewart

**Tel:** 0131 221 2454  
**Email:** [bryce.stewart@montagu-evans.co.uk](mailto:bryce.stewart@montagu-evans.co.uk)

[montagu-evans.co.uk](http://montagu-evans.co.uk)

# Ryden

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