

COMING SOON AT SHERIFFHALL SOUTH
POTENTIAL FOR 100% RATES RELIEF



To Let: 24 Business Units available
individually or in multiples from 1,500 sq ft

SHERIFFHALL SOUTH
LASSWADE
EH18 1AZ



BUCCLEUCH
PROPERTY

MELVILLEGREEN.CO.UK

Indicative CGI

Melville Green is an exciting new development and will comprise a total of 24 business units.

The development is strategically located on the A7, adjacent to Dobbies Garden Centre and provides excellent links to both the Sheriffhall roundabout, Edinburgh City Bypass and the city centre.

The proposed development benefits from high profile main road frontage, excellent public transport connectivity, generous feature landscaping and energy efficient new build units designed to offer flexibility to a range of business occupiers.

DRIVE TIMES in minutes

Dalkeith	5
Lasswade	5
Edinburgh Airport	20
Queensferry Crossing	25
Edinburgh City Centre	20
Glasgow	75

Source: Google



KEY

- 2,000 SQ FT UNITS
- 1,500 SQ FT UNITS



OVER 12,000 DAILY VEHICLE MOVEMENTS ON THE A7



DAVID LLOYD HEALTH CLUB WITHIN 1 MILE



DOBBIES GARDEN CENTRE ADJACENT



200,000 POPULATION WITHIN A 15 MINUTE DRIVE TIME



EXCELLENT PUBLIC TRANSPORT CONNECTIVITY TO EDINBURGH AND DALKEITH

The first phase of the development will total 42,000 sq ft (3,902 sq m) of business space with a Costa Coffee drive-thru.

Units will be available from 1,500 sq ft, with a flexibility of design that can accommodate individual requirements of up to 8,000 sq ft.

Amenities for occupiers include the adjacent Dobbies Garden Centre and Elginhaugh pub/restaurant. In addition, the new David Lloyd Leisure Club at Shawfair and Dalkeith Country Park are only a short distance away.



The development will comprise of 4 terraces of modern business units with shared yard and parking facilities. Each unit will benefit from the following specification:

- MINIMUM 5M EAVES HEIGHT
- TARGET OF EPC A+ ENERGY RATING
- DEDICATED EV CHARGING SPACE
- ABILITY TO INSTALL A MEZZANINE
- CHOICE OF FRONTAGES TO THE UNIT INCLUDING GLAZING OR ROLLER SHUTTER
- 3 PHASE POWER SUPPLY
- POTENTIAL TO INSTALL PV PANELS ON THE ROOF

For plans and specification details please contact the agents

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OFFERING

At this preliminary stage, we are inviting notes of interest for the units. A guide rent, service charge and insurance premium can be provided on request.

FLEXIBILITY

Units can be combined to provide larger premises up to 8,000 sq ft

RATES

There is potential to qualify for 100% rates relief.

FURTHER INFORMATION

Plans and a specification of the units are available on request.

To register your interest, please email the agents or visit the website www.melvillegreen.co.uk

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