

NEWBRIDGE INDUSTRIAL ESTATE

DEVELOPMENT OPPORTUNITY



Turnkey, design and build opportunities available
from 20,000 to 80,000 sq ft

ALL ENQUIRIES

5 acre site with planning
consent for the erection of
warehouse storage and
business industrial units with
ancillary offices measuring
80,000 sq ft (4,432 sq m).



Example Bespoke Designs



Example Bespoke Designs



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LOCATION

THE NEWBRIDGE AREA IS A WELL ESTABLISHED INDUSTRIAL AND DISTRIBUTION LOCATION, BEING ONLY TWO MILES WEST OF EDINBURGH AIRPORT

The site itself is situated within the heart of Newbridge, providing ease of access to the main interchange network connecting the M8 and M9 motorways. Newbridge itself lies approximately 8 miles west of Edinburgh City Centre and 35 miles east of Glasgow. Occupiers within the immediate vicinity include Batleys, Geopost, Scotmid, Edgen Murray, Premier Hytemp and Ikea.

OPPORTUNITY

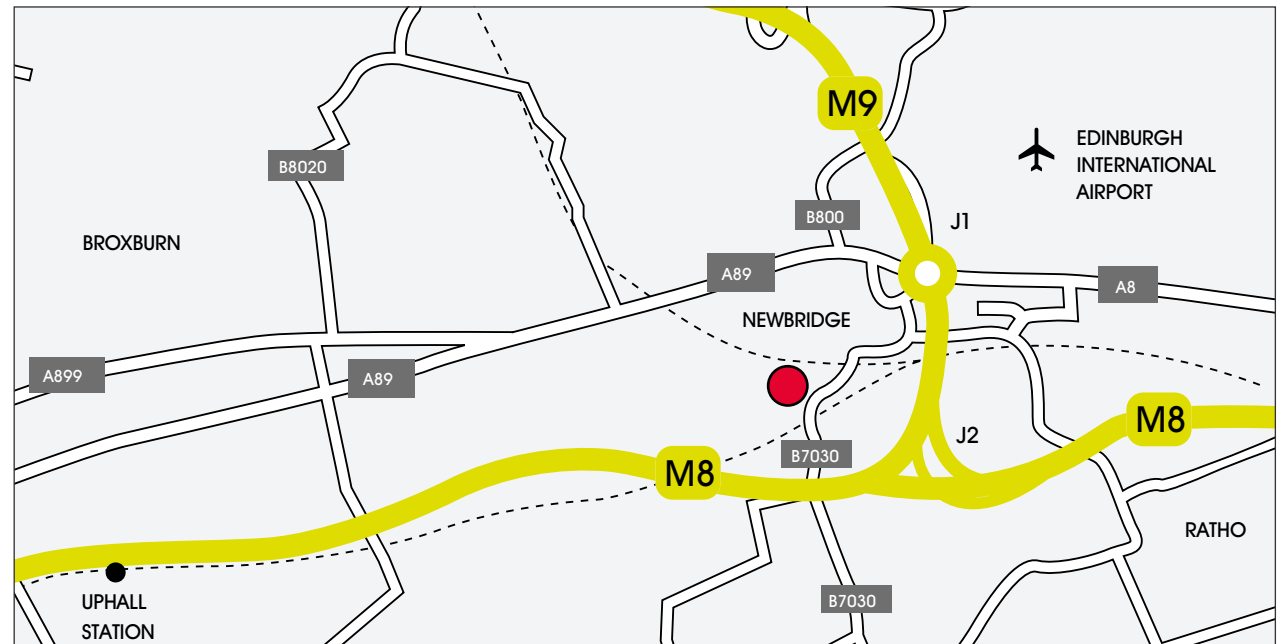
The site has planning permission for the erection of a warehouse, storage, business, industrial units with ancillary offices with ancillary car parking and yard area measuring 7,432 sq m (80,000 sq ft). The development and nature of the properties erected can be designed and tailored to tenant's specific requirements. More information on opportunities and development options are available upon further request.

PLANNING

For more detailed information on proposed description, the full planning application number is 07/02503/FUL on the City of Edinburgh Council website.

OCCUPATION

Bespoke units available from 20,000 to 80,000 sq ft. More detailed information on specification, layout and design is available through Ryden.



FURTHER INFORMATION:

For further information and all enquiries, please contact the sole letting agents, Ryden:

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Ryden.co.uk
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