

TO LET/FOR SALE – COMMERCIAL DEVELOPMENT SITES

WHITEHILL ROAD, FORT KINNAIRD, EDINBURGH





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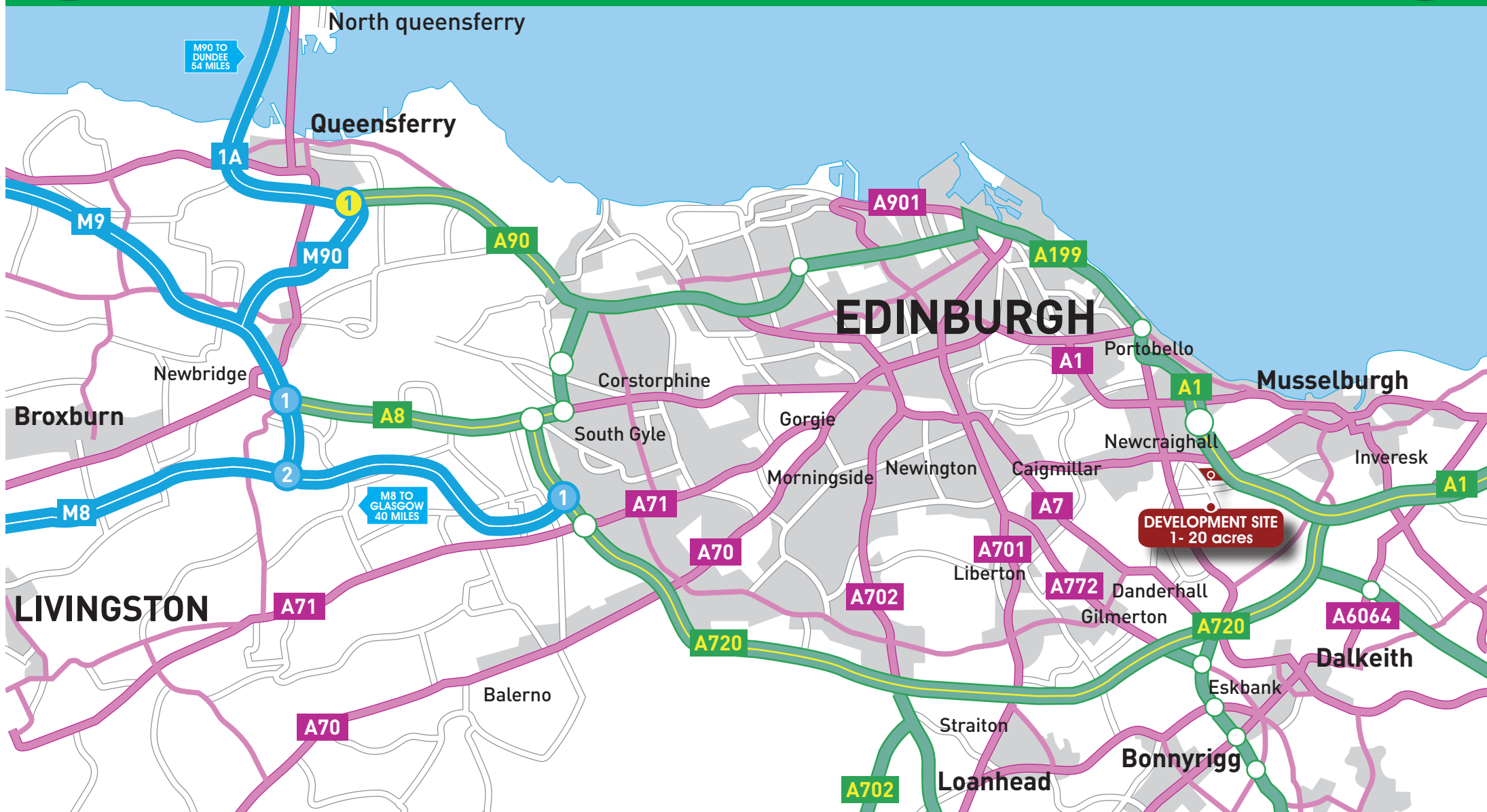
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Coates & Co
Property Consultants and Chartered Surveyors

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SITES AVAILABLE FROM 1 ACRE TO 20 ACRES
THE ABOVE SITE AREAS ARE FOR DEMONSTRATIVE PURPOSES ONLY

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LOCATION

Whitehill Road lies to the southern side of Newcraighall, commonly referred to locally as Fort Kinnaird. The subjects lie immediately adjacent to the Newcraighall junction with the A1, providing easy access to Edinburgh City Centre, East Lothian, Midlothian and southern Scotland as well as the Scottish central belt via the City of Edinburgh Bypass, which is located approximately 0.5 miles to the south.

Access to the subjects will be taken from Whitehill Road adjacent to the large B&Q store. There are many local bus services operating within the vicinity of the site as well as Newcraighall Park & Ride Train Station, providing access to the national rail network.

DESCRIPTION

The subjects are formed of an undeveloped site extending to approximately 20 acres. The eastern boundary of the site offers excellent prominence to the A1 dual carriageway whilst the western boundary abuts Whitehill Road, where Honda, Mercedes Benz, Porsche and Jaguar Land Rover have all developed new dealership and servicing facilities. The subjects are situated within the Newcraighall area, where in addition to the above, there are a number of motor-trade facilities, trade counter occupiers and most notably, Fort Kinnaird Retail Park, the UK's second largest retail park. Fort Kinnaird has an estimated annual footfall of in excess of 13m people per annum and attracts visitors from the whole of central and eastern Scotland as well as the north of England.

PROPOSAL/PLANNING

The site is an allocated development site in the adopted Midlothian Local Development Plan. Our clients are seeking early expressions of interest from parties interested in acquiring representation in this location, on a subject to planning basis.

There are a number of routes of procurement available and further information can be provided on request from the joint agents

VIEWING AND FURTHER INFORMATION

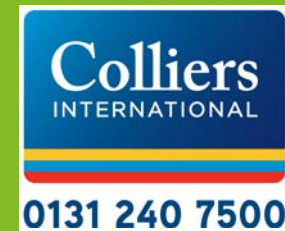
Strictly by appointment through the joint marketing agents:

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