

EDINBURGH | EH15 3HR



# FORT KINNAIRD TRADE PARK

**TO LET**

New Industrial, Trade,  
Sui-generis or Self  
Storage Building

**SIZE - 30,000 SQ FT  
AVAILABLE - LATE 2024**



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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 Planning Permission in Principle and are currently in the process of obtaining detailed planning consent for the development of a 2,787 sq m (30,000 sq ft) building.

The building is scheduled to be completed in late 2024. The building will be prominently positioned opposite B&Q with access via Whitehill Road and Oversman Road.

Fort Kinnaird Retail Park ▶



OVERSMAN ROAD | EDINBURGH | EH15 3HR



**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.

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

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



[FIND ON GOOGLE MAPS](#)





# 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.

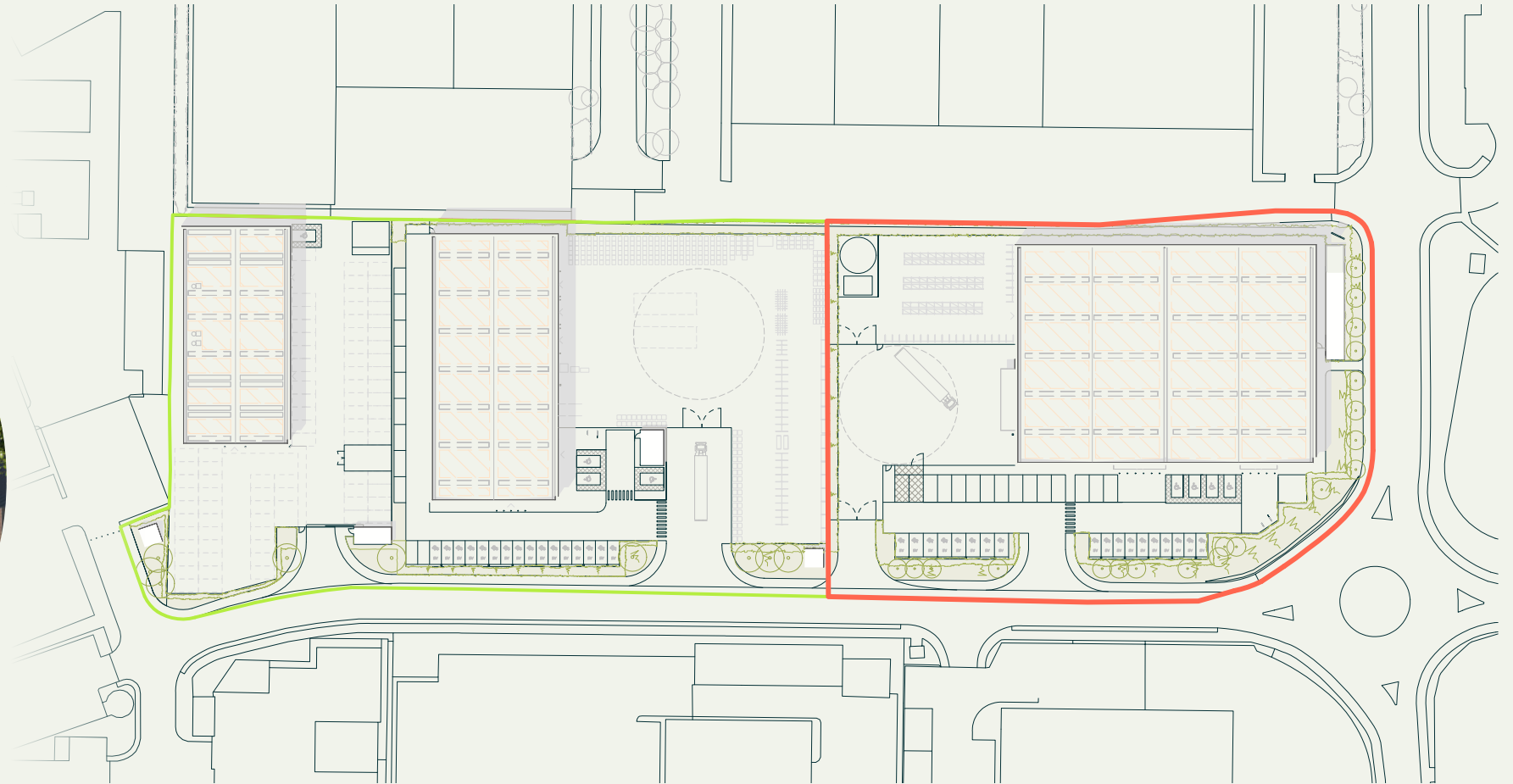
# SIZE

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

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THE BUILDING WILL HAVE AN EPC A RATING AND A BREEM OF **“VERY GOOD”**.





# 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.

## 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:

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# Ryden

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