



Salter's Park

Dalkeith, Midlothian

www.salterspark.co.uk

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PRELIMINARY DETAILS

HIGHLY PROMINENT STRATEGIC DEVELOPMENT SITE LOCATED AT THE SOUTHERN GATEWAY TO EDINBURGH
SITES AVAILABLE FROM 0.25 ACRES TO 10+ ACRES

Salter's Park

Description

Salter's Park is a strategic development site extending to approximately 61 acres. Given its excellent location, it represents a fantastic opportunity for commercial occupiers across a wide range of uses to either acquire sites or secure representation through design build leasehold opportunities, subject to planning.

The surrounding areas contain a wide range of commercial uses and with easy access to the majority of the Scottish population residing with the central belt, the site represents a rare opportunity.

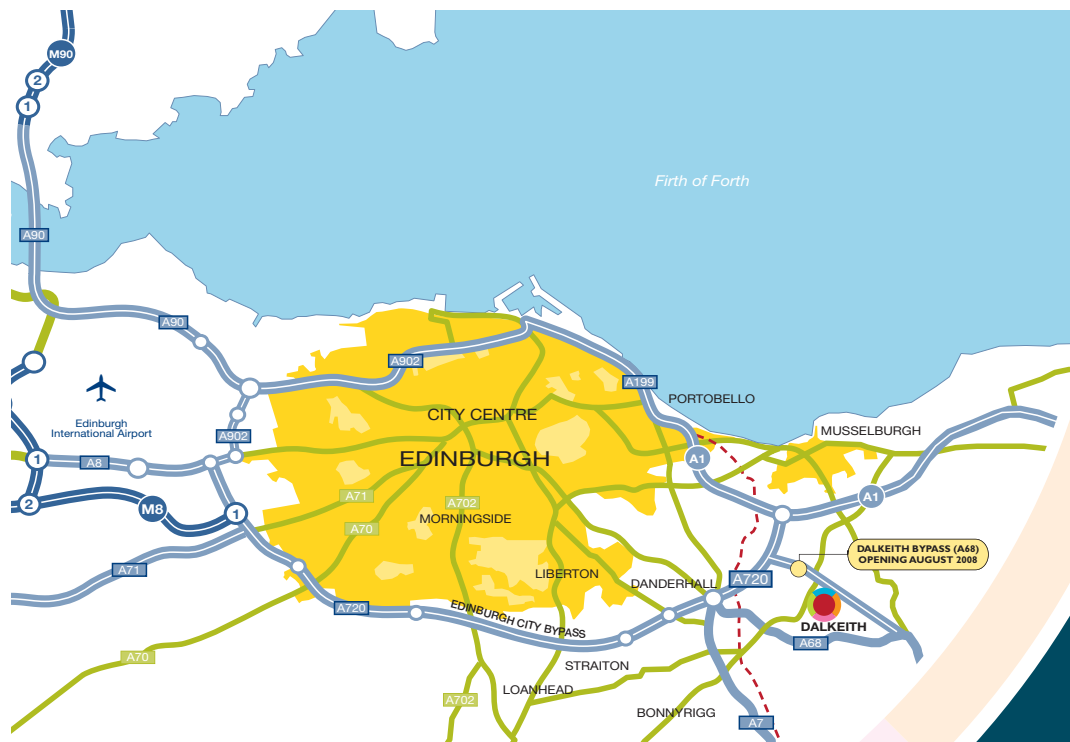
The covering image shows the extent of the entire site, with individual plots available from 0.25 acres to in excess of 10 acres.

Location

Salter's Park lies on the eastern boundary of Dalkeith, the principal town in Midlothian. The site is located adjacent to the Salters Road junction with the new A68 (Dalkeith bypass), approximately 1km to the south of the new A68/Edinburgh City Bypass junction (A720).

Accordingly, the site has excellent access to Edinburgh, Dalkeith and the Border towns as well as the Scottish central belt via the nearby main arterial routes and the motorway network.

The A68 (Dalkeith Bypass) is scheduled to open in August 2008 and it is estimated that on opening, in excess of 11,800 vehicles will pass the site each day. At the new Dalkeith Bypass junction with the City of Edinburgh Bypass (A720) it is estimated that 37,500 vehicles currently pass each day.



**HIGHLY PROMINENT STRATEGIC DEVELOPMENT SITE LOCATED AT
THE SOUTHERN GATEWAY TO EDINBURGH**

A Development by



**BUCCLEUCH
PROPERTY**

Proposal

Our clients are seeking early expressions of interest from parties interested in acquiring representation in this location.

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

Coates & Co
Property Consultants and Chartered Surveyors

0131 225 8181

Alasdair Coates

(alasdair@coatesandco.net)

DDI: 0131 225 8684

Mark Dawson

(mark@coatesandco.net)

DDI: 0131 225 6001

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