

TO LET/FOR SALE - PRIME DEVELOPMENT SITES WHITEHILL ROAD, FORT KINNAIRD, EDINBURGH

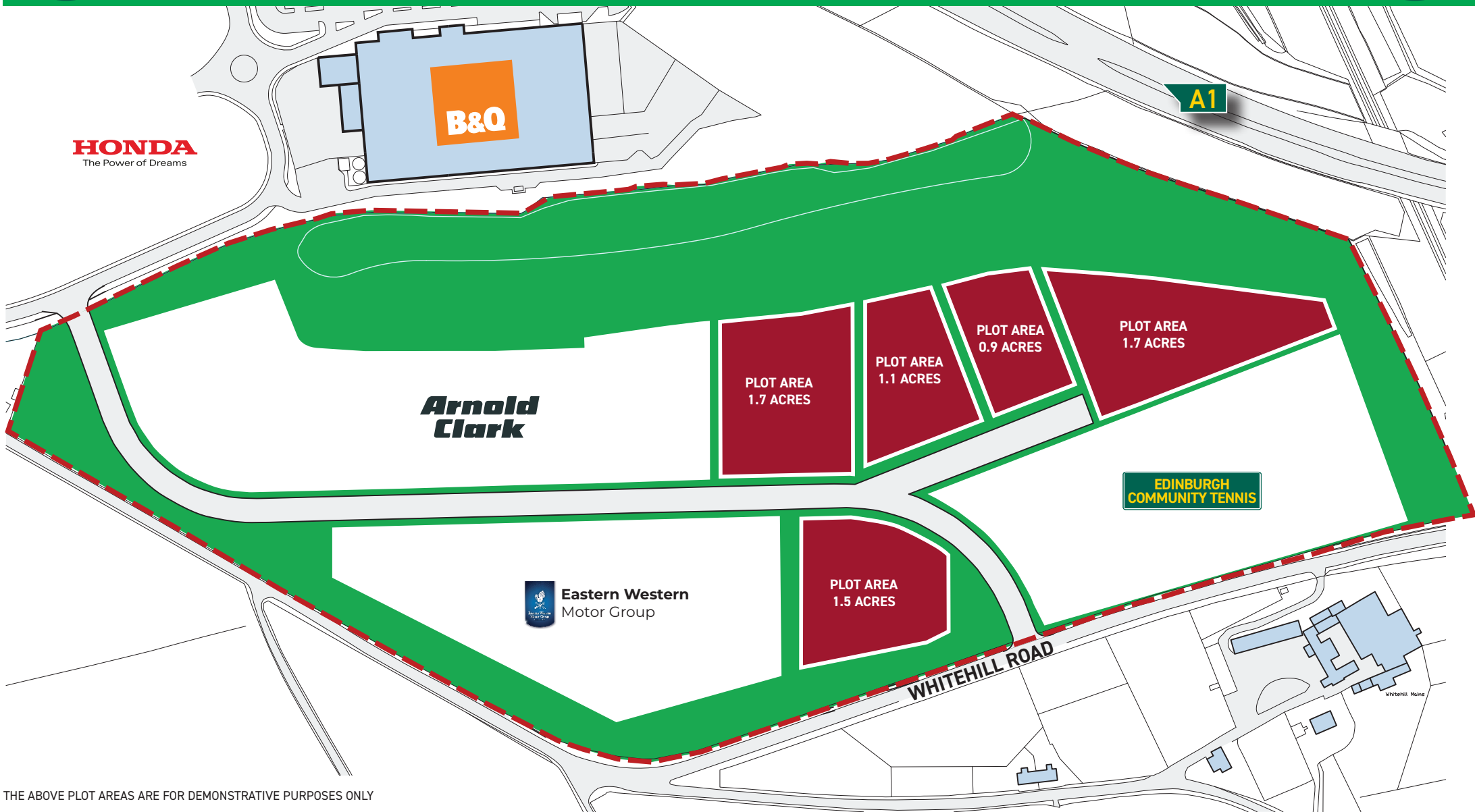
SITE SALES
AGREED
WITH
Arnold Clark
AND
Eastern Western
Motor Group





TO LET/FOR SALE – PRIME DEVELOPMENT SITES

WHITEHILL ROAD, FORT KINNAIRD, EDINBURGH



THE ABOVE PLOT AREAS ARE FOR DEMONSTRATIVE PURPOSES ONLY

Coates & Co
Property Consultants and Chartered Surveyors
www.coatesandco.net

SITES OF 0.9 TO 6 ACRES AVAILABLE
DESIGN, BUILD AND LEASE OPPORTUNITIES AVAILABLE

Colliers

TO LET/FOR SALE – PRIME DEVELOPMENT SITES

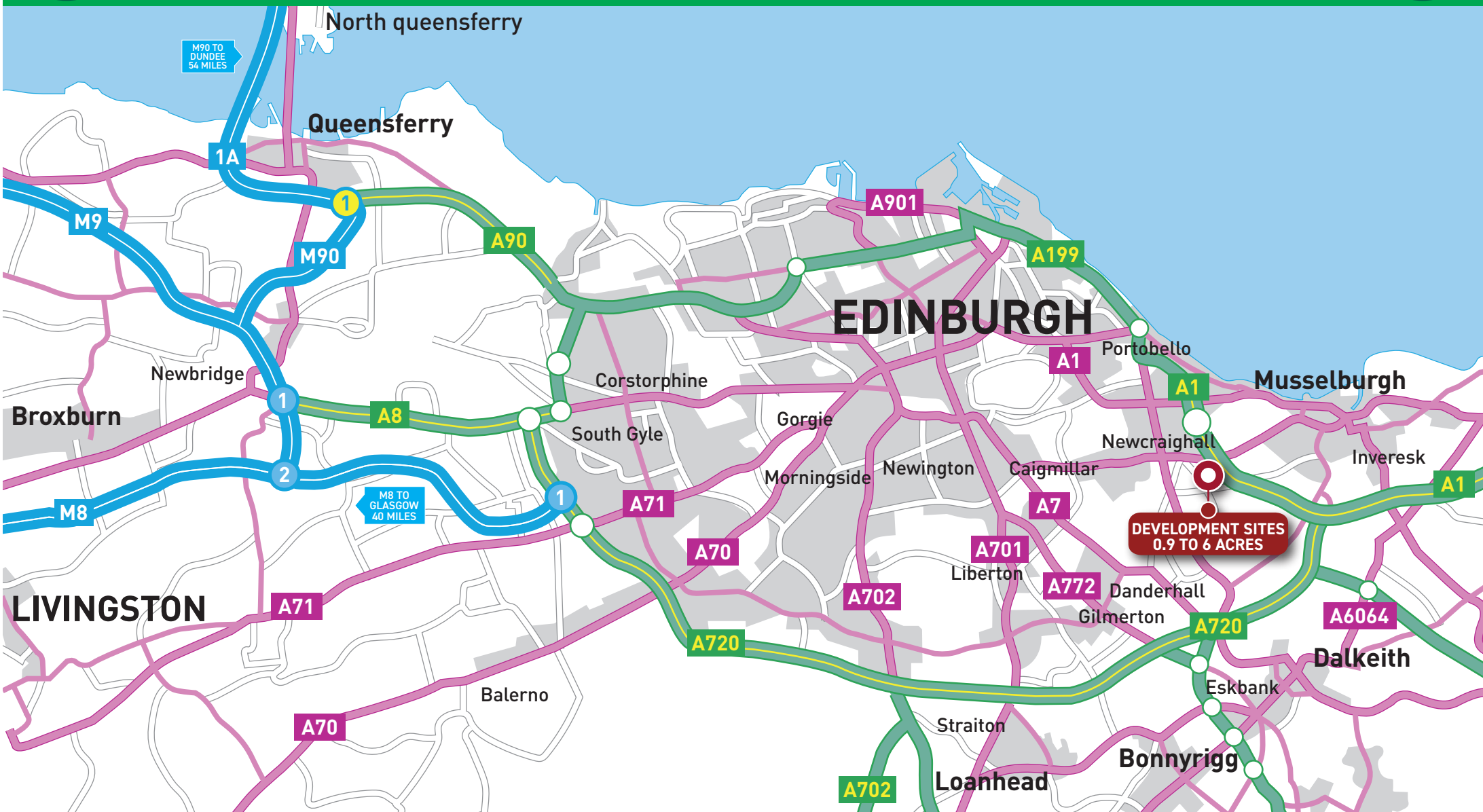
WHITEHILL ROAD, FORT KINNAIRD, EDINBURGH





TO LET/FOR SALE - PRIME DEVELOPMENT SITES

WHITEHILL ROAD, FORT KINNAIRD, EDINBURGH



TO LET/FOR SALE – PRIME DEVELOPMENT SITES

WHITEHILL ROAD, FORT KINNAIRD, EDINBURGH

SITES AVAILABLE FROM 0.9 TO 6 ACRES

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, one of the UK's largest retail parks. Fort Kinnaird has an estimated annual footfall of in excess of 15m 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. Planning Permission in Principle has been granted for Class 4, 5 and 6 use as well as some Sui Generis uses. This would permit office, light industrial, general industrial, storage, distribution uses as well as home improvement showrooms, builders merchants and car showrooms as Sui Generis uses. Other uses may also be considered, subject to planning.

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:



Coates & Co
21 Abercromby Place
Edinburgh
EH3 6QE

Mark Dawson
07826 916 559
mark@coatesandco.net



Colliers
1 Exchange Crescent
Conference Square
Edinburgh EH3 8AN

Bob Fisher
07774 212 955
Bob.Fisher@colliers.com



DISCLAIMER: AD Coates & Co and Colliers International for themselves and for vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. (2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

DATE OF PUBLICATION: MARCH 2026