EDI APPROACH

DISTRIBUTION AND LOGISTICS

JUNCTION 1, M9,
NEWBRIDGE,
EH28 8SJ



www.edi-approach.com

Connected for the future

693,000 SQFT
64,372 SQM

Welcome to the future

EDI Approach is an exceptional opportunity for businesses looking for a strategic location from which to service Central Scotland.

The development benefits from direct access to the motorway network, Edinburgh city centre and Edinburgh Airport. Multi modal links are close at hand via Grangemouth Port and Rail Freight Hub.

Units available from 4,000 sq ft to 300,000 sq ft with bespoke design and build options.



Industrial & Logistics Space — UP TO 693,000 SQ FT

Distance to Forth Port — 12 MILES

Distance to M8 — 1 MILE

Distance to Edinburgh Airport — 2.5 MILES

Economic Growth of Edinburgh — +5.5% 2021-2022

Population Growth of Edinburgh — 1.09% INCREASE FROM 2022


Edinburgh Airport
Edinburgh Tram
City Bypass
Links to Edinburgh City Bypass
Newbridge Roundabout
M8
M9
Premier Inn
Mercedes-Benz
APC
DHL EXPRESS
TARMAC
BATLEYS
Bidfood
dpd
TESLA
SCOTTS
EDI APPROACH
Edinburgh-Bathgate Rail Line

Our Proposition

EDI Approach is located off Old Liston Road, South West of Newbridge, Edinburgh, EH28 8SJ, and is a sustainable, aptly placed development serving the capital and country in the distribution and logistics sectors.

The well-known site sits within easy reach of Edinburgh Airport and is connected nationally via road networks with easy access to the M8, M9, M90 and the Edinburgh City Bypass from the location.



The Masterplan

Application for planning permission in principle for the erection of a logistics, business and industrial development, related uses including EV charging hub (Use Classes 4, 5, 6 and Sui Generis), together with ancillary development, associated access, infrastructure, landscaping and to improve local amenities.

The site comprises 24.9 hectares / 61.5 acres, which is envisaged will be able to accommodate units ranging from 4,000 sq ft to 300,000 sq ft.

Furthermore design and build opportunities and plot-by-plot sales will also be considered.

Plot 1	122,650 sq ft	Plot 5	50,000 sq ft
Plot 2A	75,000 sq ft	Plot 6	60,000 sq ft
Plot 2B	75,000 sq ft	Plot 7	56,000 sq ft
Plot 3	60,000 sq ft	Plot 8	100,000 sq ft
Plot 4	120,000 sq ft		

100% rates relief for the first 12 months.

Your Location

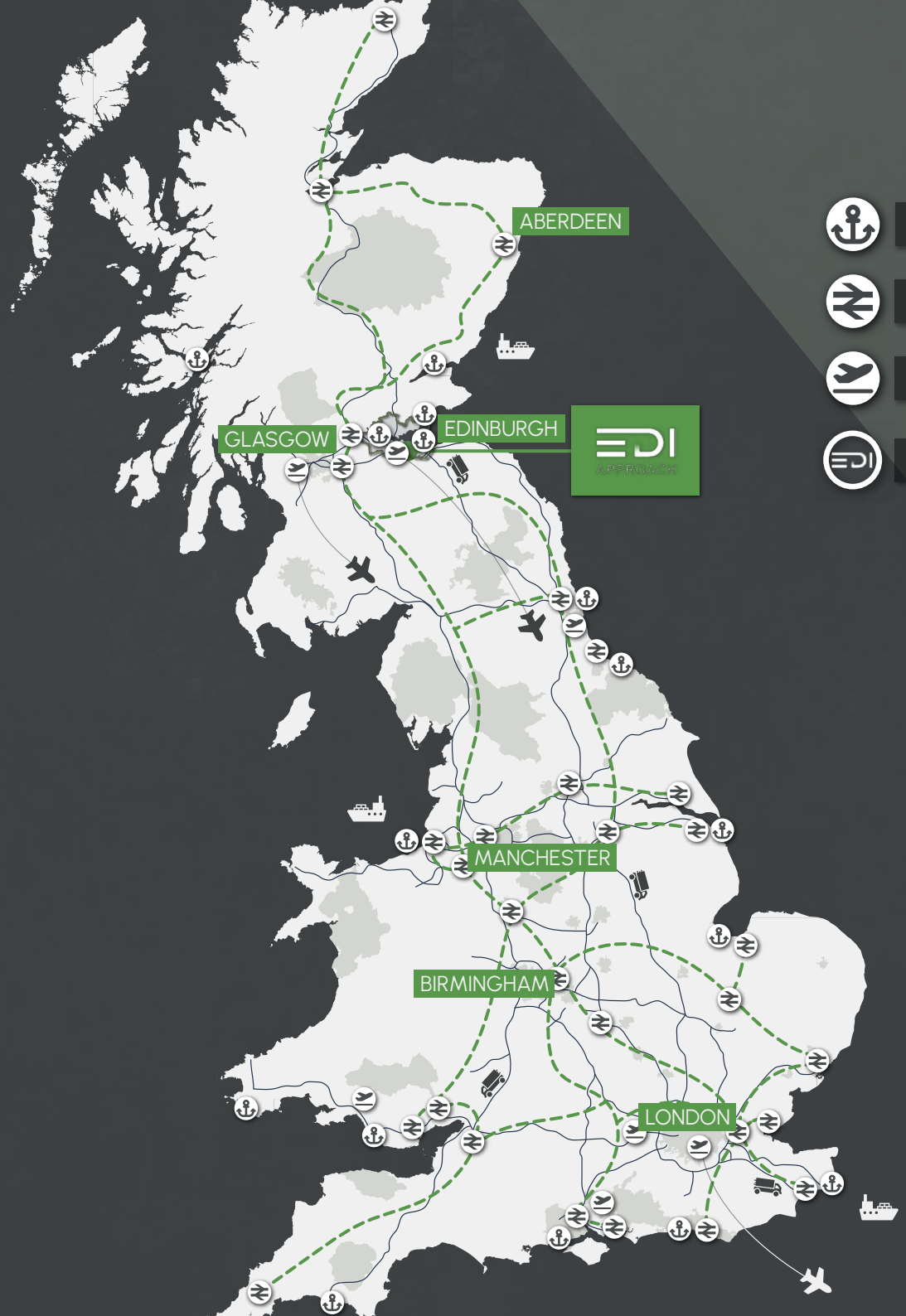
The location of EDI Approach is situated perfectly on the outskirts of Scotland's Capital, Edinburgh.

EDI Approach's situation means that connectivity to Scotland's largest ports, airports & main roads is its strongest asset and one that allows for exceptional logistical reach and potential. Driving routes to Forth Ports, Edinburgh Airport, the M8 & M9 are all within a half-hour drive, though in some instances as little as 10 minutes. Please enjoy the map that follows to have a clearer view of this.

Neighbouring businesses include the likes of DHL, DPD, Tesla & The Luxury Car Village making any business feel at home in this bustling location.

Edinburgh continues to be one of the world's most livable cities, ranking 15th happiest globally in 2024 with 'golden status' for mobility, environment, and quality of life. EDI Approach has a wide array of public transportation links via, trams, buses and green cycle routes allowing for swift workforce access.





- MAJOR FREIGHT PORTS
- FREIGHT RAIL LINE HUBS
- MAJOR FREIGHT AIRPORTS
- EDI APPROACH WITHIN FREEPORT ZONE

DRIVE TIMES FROM EDI APPROACH:

EDINBURGH	10 MINS
GLASGOW	45 MINS
ABERDEEN	2 HRS
MANCHESTER	3 HRS 50 MINS
BIRMINGHAM	5 HRS
LONDON	6 HRS 40 MINS

Market Snapshot

Scotland traded (imports and exports) over £64.9 billion worth of goods in 2023, 54% of which were exports. Of the £35.1 billion in international goods exports, £19.1 billion (54%) were destined for countries within the EU, highlighting strong trade links across Europe. The top five international destinations for Scottish goods exports in 2023 were the United States, Netherlands, Germany, France, and China.

(Source: Logistics UK – Logistics: Underpinning Scotland's Economy 2024, using Scottish Government trade statistics)

Forth Green Freeport

EDI sits within the Forth Green Freeport catchment area. Freeports are areas within the UK's borders where different economic regulations apply. The establishment of Freeports will encourage/promote regeneration through the creation of highly skilled jobs within the port areas along with ensuring sustainable economic growth and regeneration of the communities that need it most.

Local economies will benefit from growth as tax measures look to drive private investment with planning reforms facilitating the construction and improvement of local infrastructure.

The Scottish and UK governments propose measures to incentivise eligible businesses within the Freeport areas such as:

- Land and Building Transaction Tax Relief
- Enhanced Structures and Buildings Allowance
- Enhanced Capital Allowances
- Employer National Insurance Contributions
- Rate Relief and Non-Domestic Rates Relief

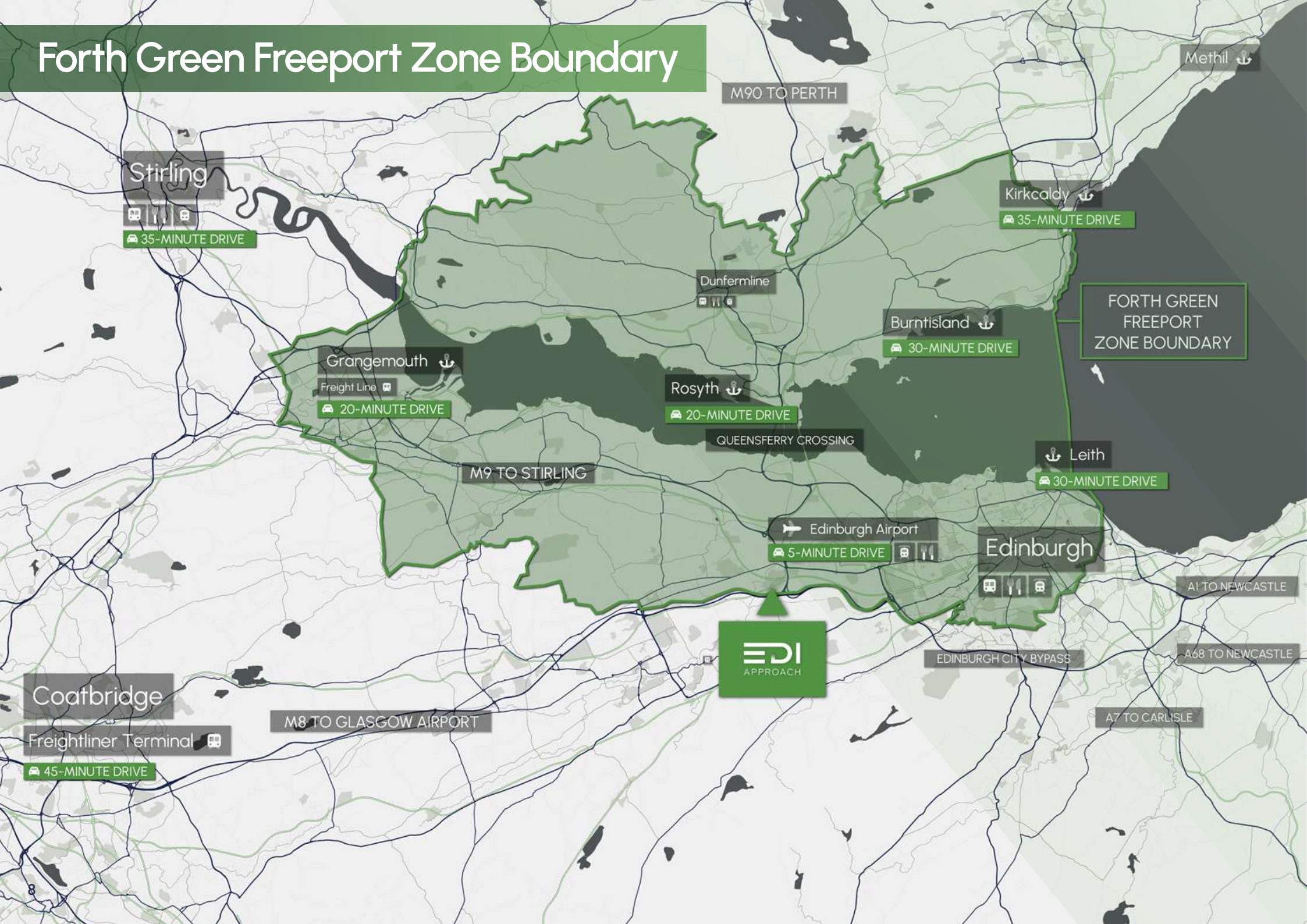
(Source: https://forthgreenfreeport.com/)



TONNES OF FREIGHT BY MODE 2023/24

(SOURCE: SOURCE: SCOTTISH TRANSPORT STATISTICS 2023 AND THE NATIONAL TRANSPORT STRATEGY MONITORING REPORT 2024.)

Forth Green Freeport Zone Boundary



Your Demographic

Around 70% of Scotland's population lives within the Central Belt, making logistics, warehousing, and transport operations there especially impactful and cost-efficient.

OVER 540,000 PEOPLE IN EDINBURGH REACHED IN LESS THAN:

40 minutes

OVER 630,000 PEOPLE IN GLASGOW REACHED IN LESS THAN:

60 minutes

OVER 2,900,000 PEOPLE IN THE CENTRAL BELT REACHED IN LESS THAN:

90 minutes

(Source: Scottish Government (2023) – National Planning Framework 4, Section on Scotland's Cities and Regions)



Our Sustainability

At EDI, sustainability will be the standard.

Benefit from a high standard specification of bespoke design and build options in every unit. Our approach to every build achieves both BREEAM 'Excellent' and an EPC rating of 'A' to prioritise energy efficiency and reduce operating costs.

PV PANELS

EV CHARGING

LED SENSOR LIGHTING

GREEN TRAVEL PLAN

OUTDOOR RELAXATION AREAS

CYCLE PATHS & WALKWAYS

EPC A

BREEAM®

'EXCELLENT'

A (0-25)

EPC rating of 'A'

Bus Connections

EDI Approach is served by the 63 bus route from adjacent Parkside. Additional routes connect from nearby Old Liston Road including the 18, X18, X24, X25, X38 and X51.

The Intercity buses 900, 909 and AIR can be found at Lochend Road, less than 800m from the site.



EDI APPROACH

GSS DEVELOPMENTS

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