



APPROACH

www.edi-approach.com

JUNCTION 1, M9,
NEWBRIDGE,
EH28 8SJ

VIEW VIDEO 

Industrial Units

FROM 4,000-20,500SQFT
(375-1,904SQM)



Available Q2 2026



Edinburgh Airport
Where Scotland meets the world

Edinburgh Tram

City Bypass

Links to Edinburgh
City Bypass

APC

DHL
EXPRESS

TARMAC
A GBL COMPANY

M8

Newbridge
Roundabout

Premier Inn

M9

Mercedes-Benz

EDI
APPROACH

BATLEYS

TESLA

dpd

Bidfood
Inspired by you

SCOTT S-

Edinburgh-Bathgate
Rail Line



Connections

Site Plan



Availability

Schedule of Accommodation **Block 1**

Unit	Size (Sq ft)	Size (Sq m)
1A	8,000	743
1B	8,000	743
1C	9,900	920
1D	12,500	1,161
1E	12,500	1,161
1F	15,000	1,394
1G	20,500	1,900
TOTAL	86,400	8,022

Schedule of Accommodation **Block 2**

Unit	Size (Sq ft)	Size (Sq m)
1H	6,500	604
1J	6,500	604
1K	5,000	464
1L	4,000	372
1M	6,500	604
1N	6,500	604
TOTAL	35,000	3,252

DEVELOPMENT TOTAL	121,400	11,274
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The premises will benefit from 100% rates relief for the first twelve months of occupation.





Specification



Floor Loading
30kN/m²



Minimum Clear Eaves Height
7m (Units 1A - 1G) and 6m (Units 1H - 1N)



Car Parking
Dedicated parking to each unit



Power
3-Phase Low Voltage Power Supply to each unit



PV Panels
Rooftop PV system



Door Dimensions
One level access door (4m x 4.8m) per unit



Heating
All-electric air source heat pump for office areas providing heating and cooling



LED Sensor Lighting
Effective sensor lighting included



Workspace EV charging to each unit
Capacity for 14 additional / public EV charging points



Sustainability



BREEAM Rating
Excellent target rating



EPC Rating
'A' Rating Targeted



Green Travel Plan



Sustainable Construction Materials



Cycle Storage



Electrical Vehicle Charging



Landscaped Area



Smart Meters



Targeting Net Zero Carbon



Demographic

Around 70% of Scotland's population lives within the Central Belt. This means EDI is incredibly well situated to service the vast majority of Scotland's population while keeping costs of the last mile low.

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 2,920,000 PEOPLE IN THE
CENTRAL BELT REACHED IN LESS THAN:

90 minutes

2.58 MILLION

PEOPLE IN THE UK
EMPLOYED IN
LOGISTICS



£30,627

AVERAGE SALARY
IN EDINBURGH



548,200

PEOPLE LIVING
IN EDINBURGH



2.7 MILLION

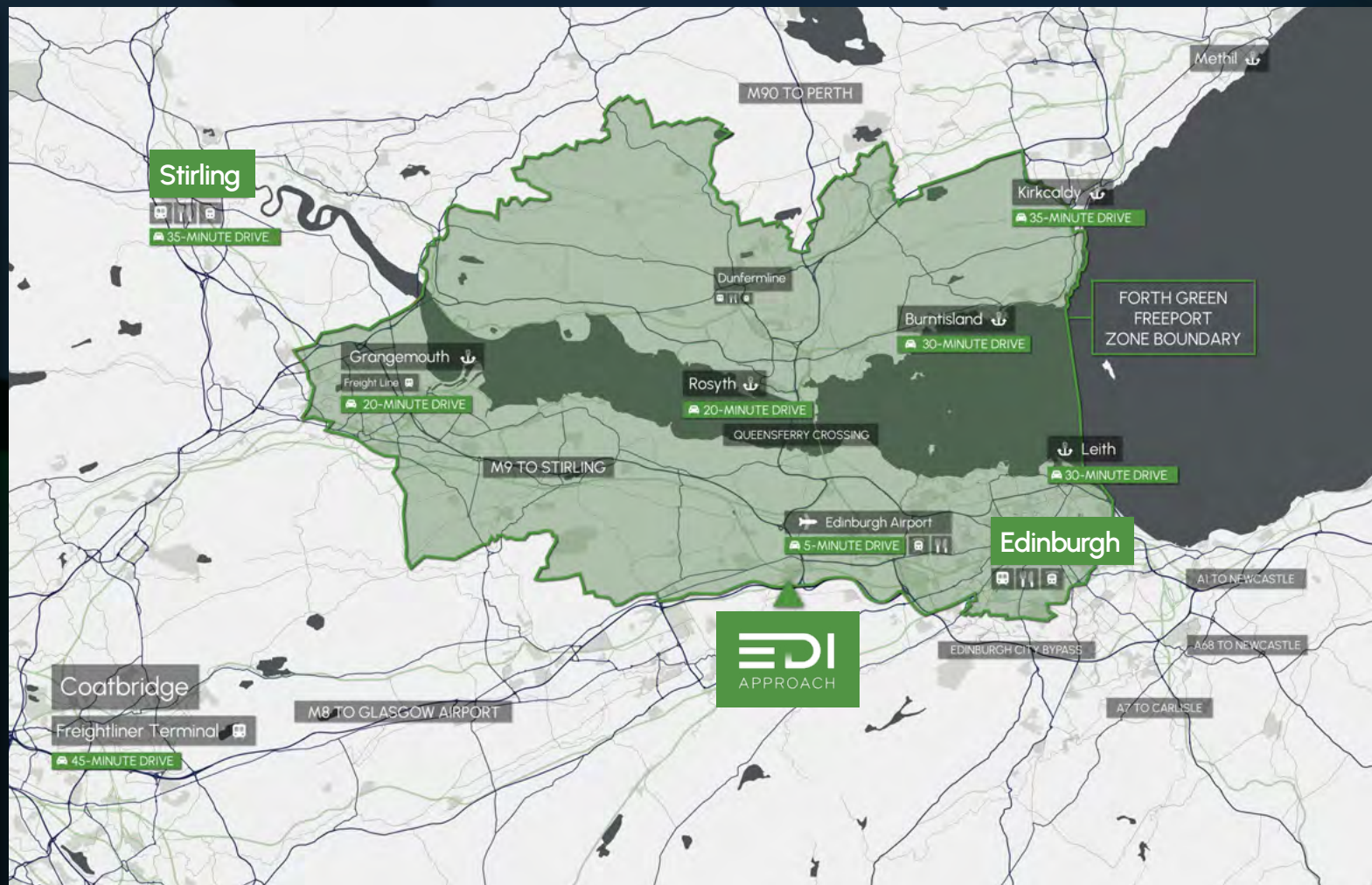
PEOPLE IN THE UK
EMPLOYED IN
MANUFACTURING





Drive times

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



MAJOR FREIGHT PORTS



MAJOR FREIGHT AIRPORTS

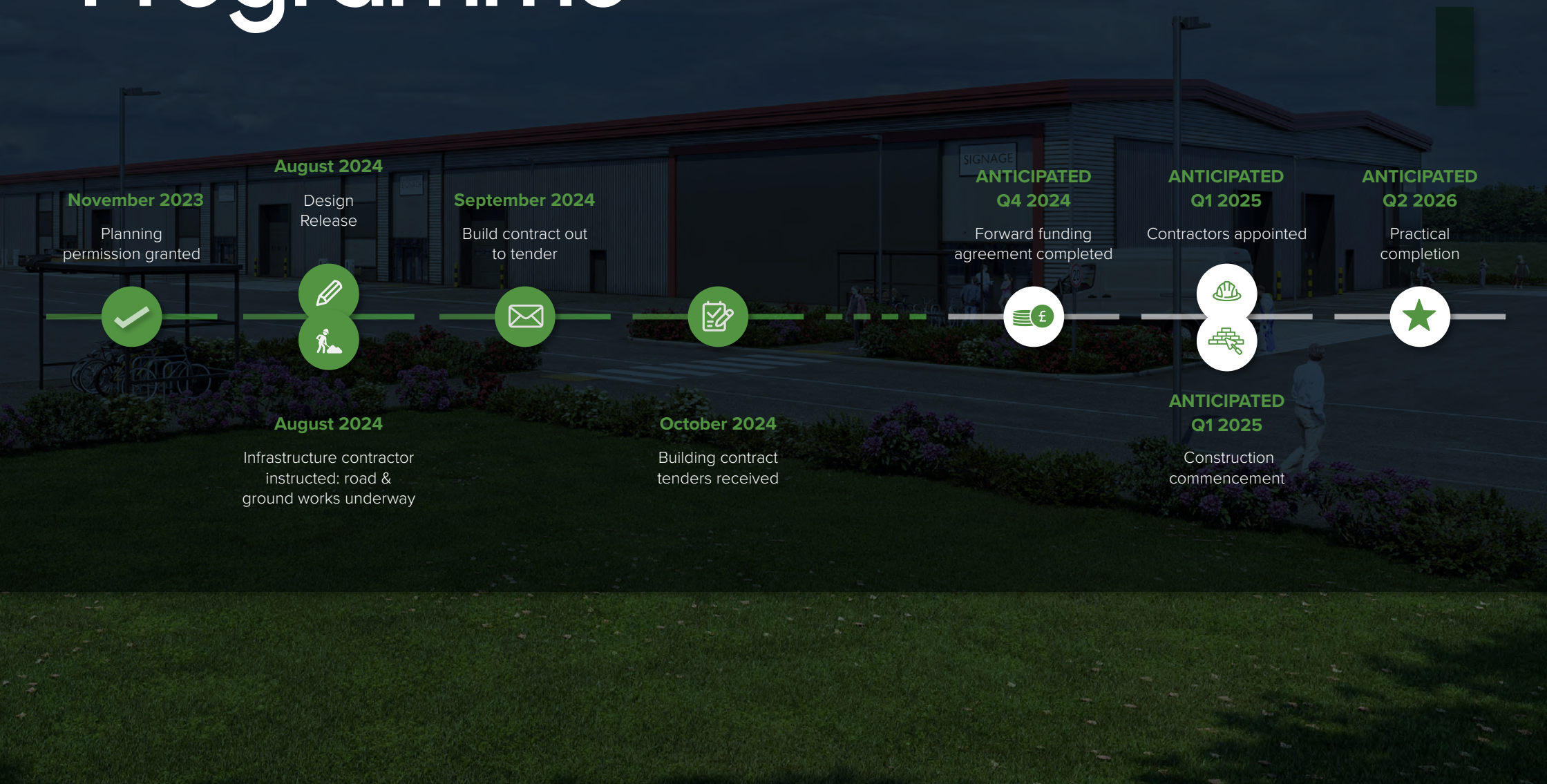


FREIGHT RAIL LINE HUBS



EDI APPROACH WITHIN FREEPORT ZONE

Development Programme





GSS DEVELOPMENTS

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