
EDI
APPROACH
Industrial Units
FROM 4,000-20,675SQFT
(375-1,920SQM)
www.edi-approach.com
1-25 NEWBRIDGE AVENUE,
JUNCTION 1, M9,
NEWBRIDGE,
EH28 8AZ
VIEW VIDEO
Available Q3 2026



Connections



Site Plan

Availability

Schedule of Accommodation **Block 1**

Address	Size (Sq ft)	Size (Sq m)
25	8,200	762
23	8,000	743
21	10,000	929
19	12,500	1,161
17	12,600	1,170
15	15,550	1,445
13	20,675	1,920
TOTAL	**87,525**	**8,130**

Schedule of Accommodation **Block 2**

Address	Size (Sq ft)	Size (Sq m)
5	6,600	613
7	6,525	606
9	5,050	469
11	4,000	372
3	6,500	604
1	6,450	599
TOTAL	**35,125**	**3,263**

DEVELOPMENT TOTAL	**122,650**	**11,393**

The premises will benefit from 100% rates relief for the first twelve months of occupation.









CGIs are for illustrative purposes only

Specification

Floor Loading
50kN/m2

Minimum Clear Eaves Height
6m (Units 1-11) and 7m (Units 13-25)

Offices
4 x Units will be fully fitted with offices, WC and a kitchenette.

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:

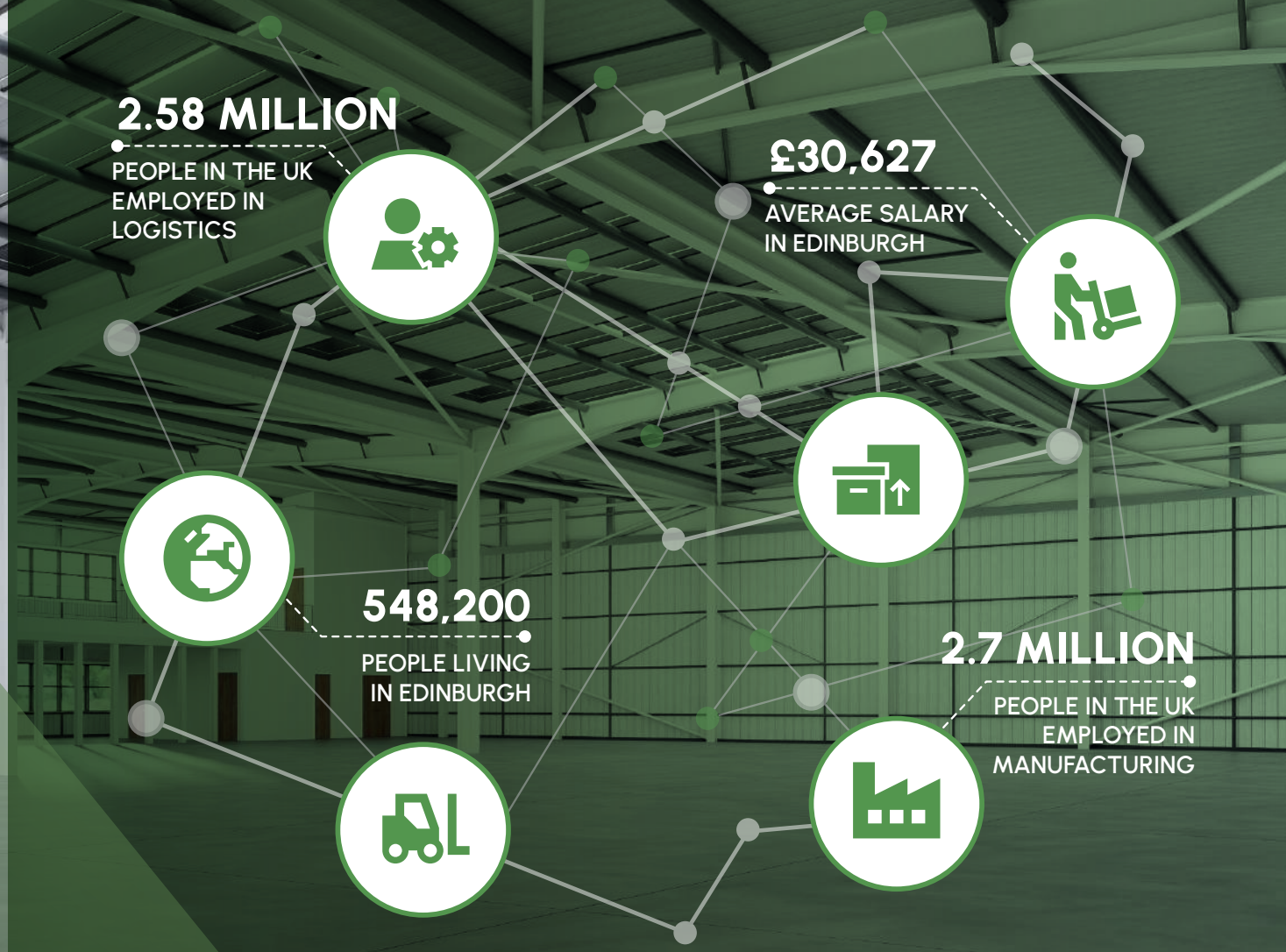
40 minutes

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:

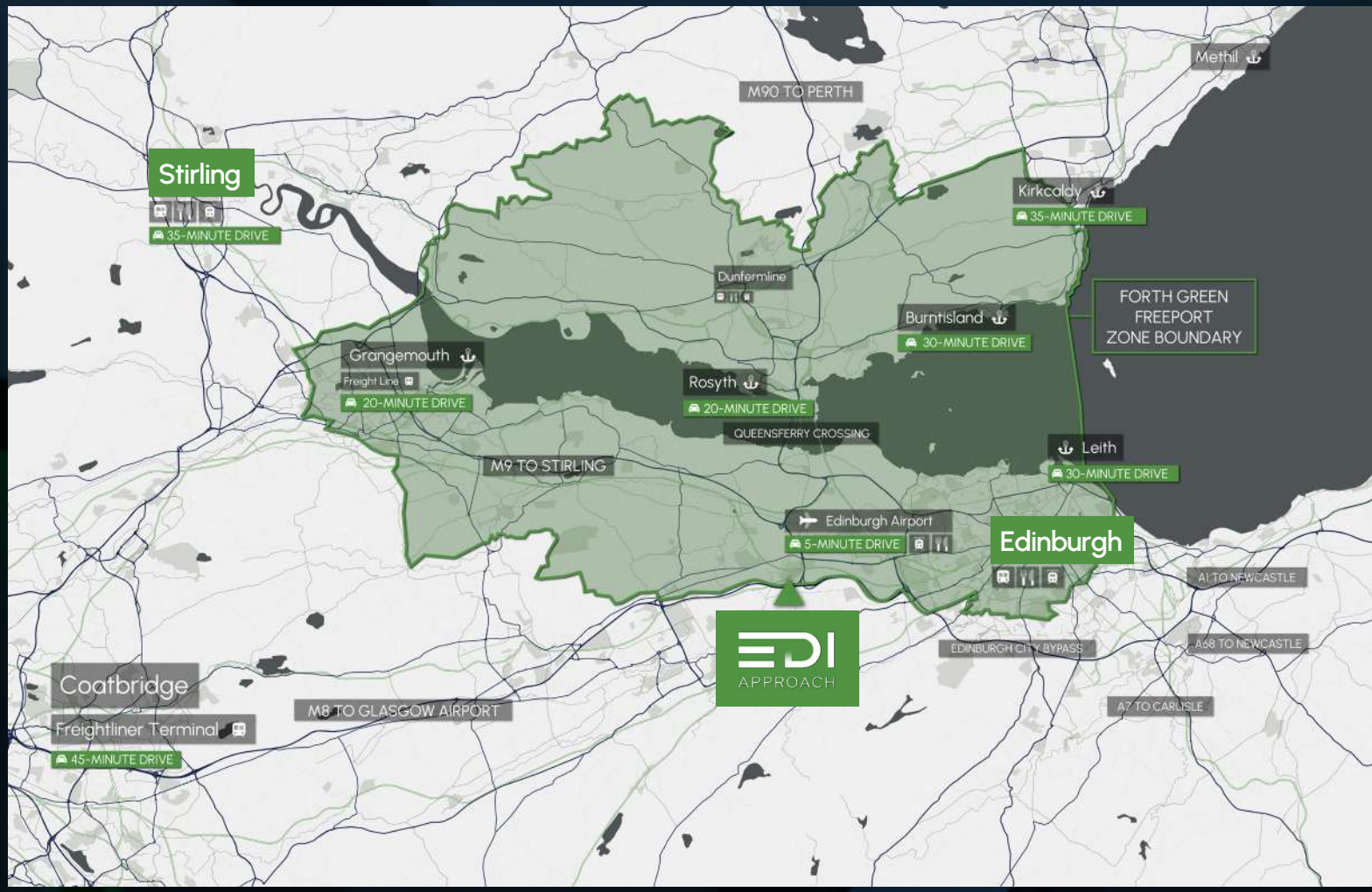
90 minutes



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





EDI APPROACH

GSS DEVELOPMENTS

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