PLOT 5

EDI APPROACH

SPECULATING FOR EDINBURGH'S DISTRIBUTION NEEDS

PLANNING APPROVED FOR 50,000 SQ FT (4,645 SQ M) | AVAILABLE FOR PRE-LET

GSS DEVELOPMENTS

Ryden.co.uk
0131 225 6612

Colliers
0131 240 7500
colliers.com/uk/industrial

JUNCTION 1 | M9 | NEWBRIDGE
EDINBURGH | EH28 8SJ

LOCATION

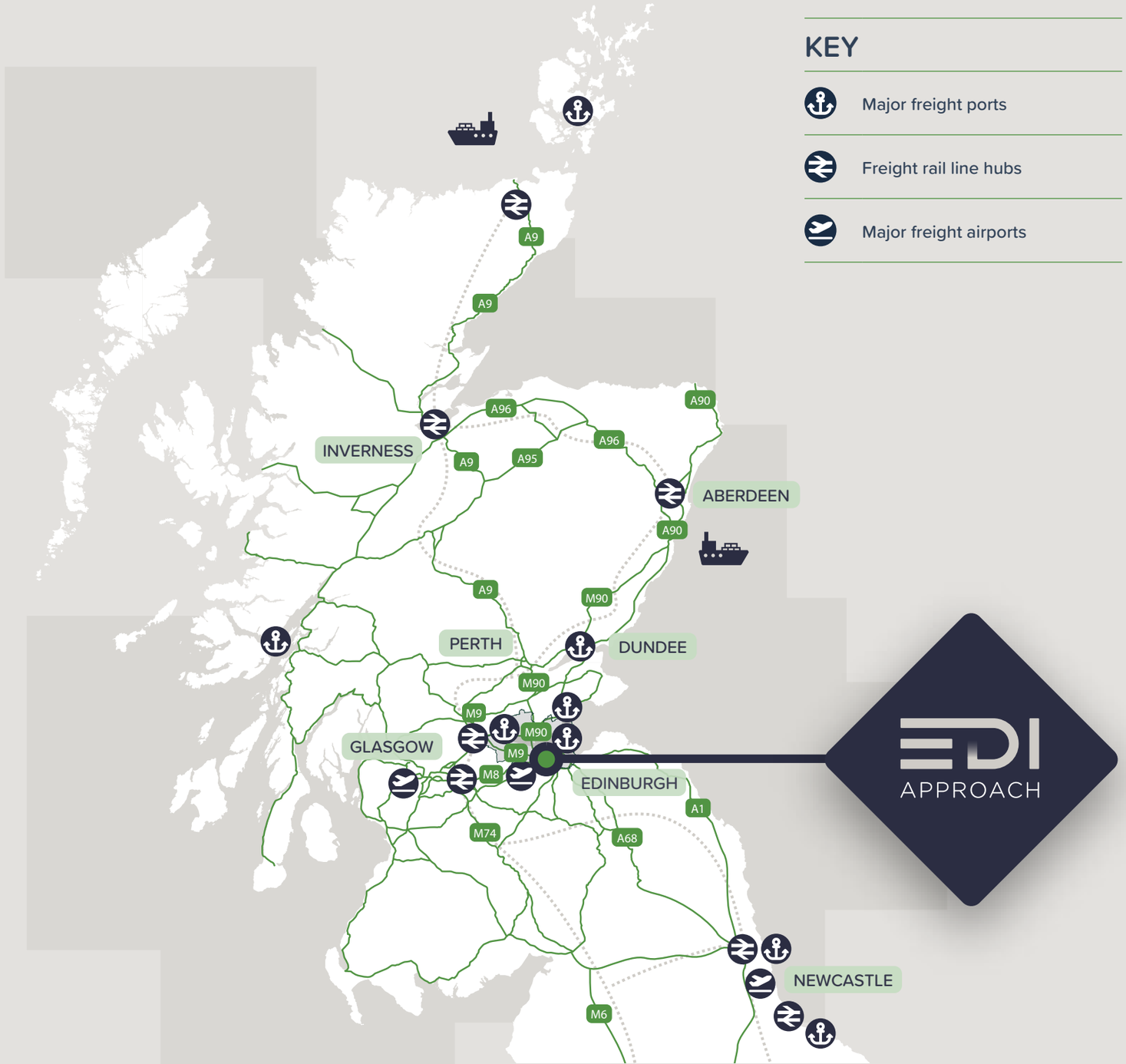
EDI Approach, recognised as Edinburgh's Future Logistics Hub, is strategically positioned at Newbridge, adjacent to the M8 and M9, approximately 10 miles west of Edinburgh city centre and 38 miles east of Glasgow city centre, and is located within the Forth Green Freeport Zone.

Newbridge offers excellent road connectivity across Scotland via Junction 1 of the M9 and Junction 2 of the M8. The Forth Road Bridge and Queensferry Crossing are approximately 3 miles north and direct access is provided by the M9 and M90 respectively. The A720 (City of Edinburgh by-pass) lies approximately 3 miles to the east and provides access to the south via the A1.

Edinburgh is Scotland's capital and one of the UK's strongest regional cities. It is Scotland's legal and political centre and the UK's largest financial centre outside of London. The city continues to deliver growth. The resident population increased by 10.2% between 2011 and 2021 and is forecast to grow by a further 10.5% by 2043, reaching 587,000 people.

Due to its unique location on the outskirts of Edinburgh and with excellent transport links, Newbridge and the surrounding area attract a range of industrial, logistics and trade occupiers – unrivalled connectivity.

FIND ON GOOGLE MAPS



PROVEN LOGISTICS & LAST MILE LOCATION

ADDITIONAL YARD OPTION

PLOTS 5 MEASURES 2.77 ACRES WITH AN ADDITIONAL 0.64 ACRES EXPANSION LAND TO THE REAR; 50M YARD TO THE FRONT

Warehouse	45,000 sq ft	4,181 sq m
2-Storey Office	5,000 sq ft	465 sq m
Total	50,000 sq ft	4,645 sq m

SITE PLAN

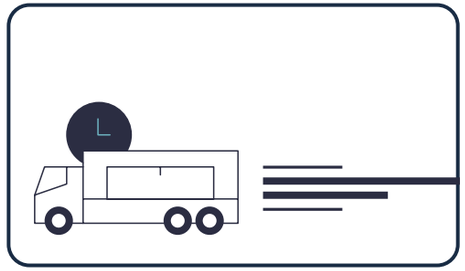
- PLOT 5
- PLOT 1 - UNDER CONSTRUCTION
- FUTURE PHASES

CONNECTIVITY

FORTH GREEN FREEPORT

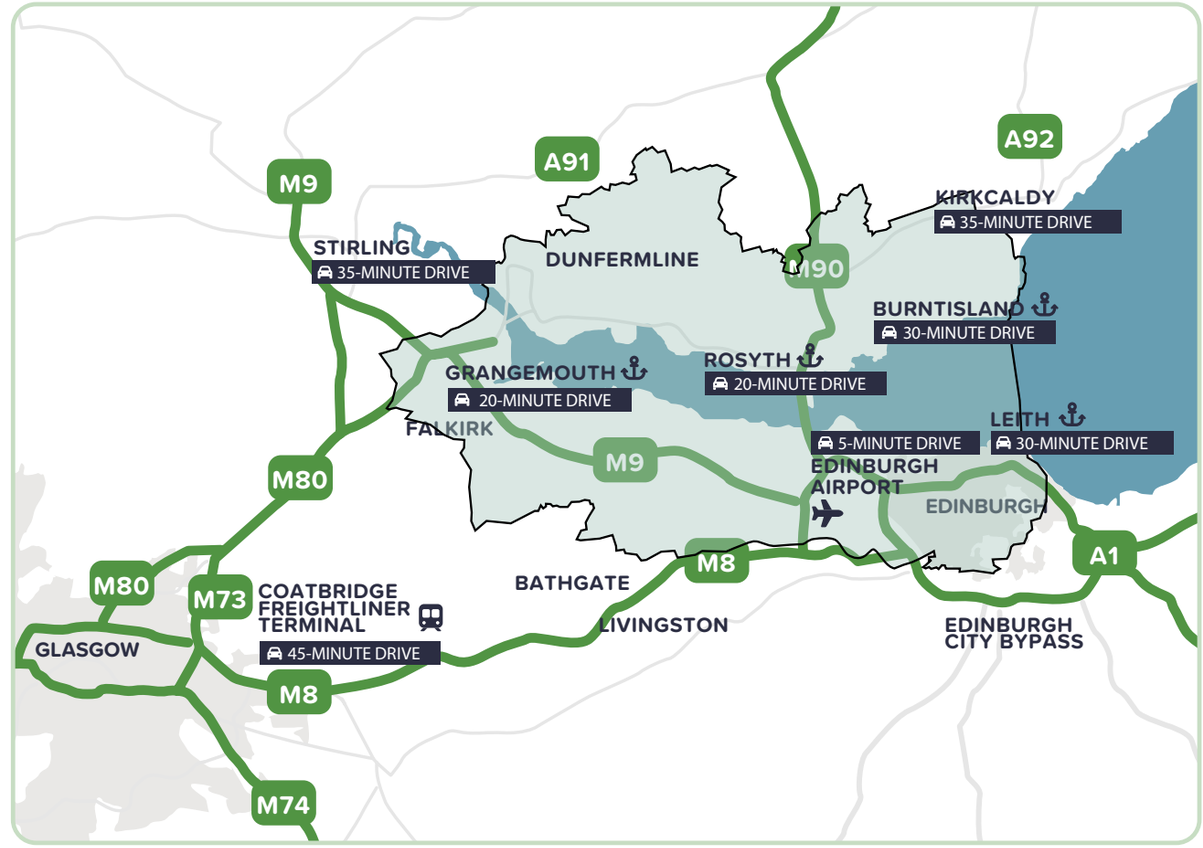
EDI Approach has direct access to the motorway network and is within easy reach of Edinburgh city centre and Edinburgh Airport. Multi modal transport links are close at hand via Grangemouth Port and Rail Freight Hub.

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.



ROAD CONNECTIONS		
Connection	Distance	Travel Time
M9 Junction 1	0.5 miles	2 mins
M8 Junction 2	1.5 miles	4 mins
Edinburgh Airport	3 miles	8 mins
City Bypass	3.5 miles	10 mins
Grangemouth Port & Rail Freight Hub	16 miles	20 mins

CITY CONNECTIONS		
Connection	Distance	Travel Time
Edinburgh	10 miles	20 mins
Glasgow	38 miles	45 mins
Aberdeen	124 miles	2 hrs 20 mins
Newcastle	132 miles	2 hrs 30 mins
Manchester	231 miles	3 hrs 50 mins



> **540,000 PEOPLE** IN EDINBURGH REACHED IN **LESS THAN 40 MINUTES**

> **630,000 PEOPLE** IN GLASGOW REACHED **IN LESS THAN 60 MINUTES**

> **2,920,000 PEOPLE** IN THE CENTRAL BELT REACHED IN **LESS THAN 90 MINUTES**

SPECIFICATION

50KN/M2
Floor Loading

9M
Minimum Clear Eaves Height

300KVA
3-Phase Low Voltage Power Supply

PV PANELS
Rooftop PV system

DOORS
2x Level Access Doors (4m x 4.8m) & 3x Dock Loading Doors (2.86m x 4.8m)

10%
LED Sensor lighting and 10% rooflights in warehouse

POTENTIAL FOR CROSS DOCKING

22 PARKING SPACES
incorporating 4x EVC spaces

SIPHONIC DRAINAGE TO WAREHOUSE

SUSTAINABILITY

BREEAM

BREEAM RATING
BREEAM Excellent targeted and EPC Rating 'A' targeted

NET ZERO

Targeting Net Zero Carbon

GREEN TRAVEL PLAN

LOW AIR
permeability design

SUSTAINABLE
construction materials

High performance insulated cladding and roof materials

RECYCLED
construction materials

CYCLE STORAGE

Landscaped area and picturesque natural surroundings along the River Almond Walkway.

SURROUNDING OCCUPIERS

01. Batleys
02. Tesla
03. Epsotec UK Ltd
04. DPD
05. DHL
06. Scania
07. Kent Food Ltd
08. PTS
09. VPZ
10. McNicol Van Hire
11. Porcelanosa
12. APC Overnight
13. Marken
14. Bidfood
15. Scottish Fire & Rescue Service
16. Howdens
17. Lothian Motorcoaches
18. Fleming Howden
19. Norco Group
20. Barrett Steel
21. Kloeckner Metals
22. Lang + Fulton
23. Scotyre International
24. Mercedes- Benz
25. Edinburgh Luxury Car Village
26. McDonald's
27. BP filling station + EV charging point

RATEABLE VALUE

The property will need to be assessed once completed but we understand the premises will benefit from 100% rates relief for the first 12 months of occupation.

PLANNING / DEVELOPMENT

EDI Approach is zoned for Classes 4, 5 & 6. Plot 5 has detailed consent approved for a 50,000 sq ft unit.

See portal for further information.

PLANNING REFERENCE

CONTACT

For further information please contact:

Alan Herriot
M 07880 722 326
E alan.herriot@ryden.co.uk

Cameron Whyte
M 07789 003 148
E cameron.whyte@ryden.co.uk

Ryden.co.uk
0131 225 6612

Lewis Pentland
M 07748 704 734
E lewis.pentland@colliers.com

Colliers
0131 240 7500
colliers.com/uk/industrial

GSS DEVELOPMENTS

EDI APPROACH

Ryden for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, in whole or in part, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Ryden has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. November 2025.

Designed by The Fifth House

MEETING THE DEMAND FOR EDINBURGH'S FUTURE