OCEAN TERMINAL

THE COMMERCIAL HEART OF LEITH - EDINBURGH

LEASING OPPORTUNITIES

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Our Neighbourhood

Edinburgh

A city filled with history, culture, engaging attractions and beautiful architecture, Edinburgh is one of the strongest retailing centres in the UK. With a population of c. 510,000 and a wider catchment of 1.6 million, the capital is the second most visited city in the UK, attracting more than 4 million visitors each year and generating approximately £1.2bn for the local economy.

4+ Million Visitors
to Edinburgh every year

1.6 Million
Catchment across the wider region

4th Coolest Neighbourhood
in the world (Time Out)

Direct Tram Connections
to city centre & airport

Leith

Located just north of the city centre, with a catchment population of c. 50,000, Leith has become one of Edinburgh's most vibrant neighbourhoods. Previously ranked the fourth coolest neighbourhood in the world by Time Out magazine, it is widely seen as the beating heart of Scotland's creative scene, known for its lively food culture, thriving start-up community and rich mix of arts and culture.

The area is home to major arts venues including the beautifully revived Leith Theatre and creative hubs such as The Biscuit Factory, which provides performance space alongside workspaces for more than 30 creative businesses. Food and drink are also central to Leith's appeal, with an outstanding range of restaurants and bars including The Leith Arches. Impressively, the neighbourhood is home to three Michelin-starred restaurants, contributing to Edinburgh's total of seven.

OT sits at the heart of this thriving waterfront district, with a dedicated tram stop directly outside the main entrance providing convenient connections to Edinburgh city centre and beyond, including Edinburgh Airport.

OT Reimagined

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OT, previously known as Ocean Terminal, was a purpose-built shopping centre which opened in 2001 offering in excess of 420,000sqft of retail and leisure outlets anchored by tenants such as Debenhams, BHS and VUE cinema.

Under its new owners OT has undergone a significant transformation with the demolition of the former Debenhams and adjacent Multi-storey car park, creating a centre relevant to the surrounding area offering amenity led retail and adding to the already strong and popular Leisure offering.

The revised footprint extends to c. 270,000sqft, with in excess of 700 car parking spaces, anchored by leisure and F&B operators including VUE Cinema, Gutterball Family Entertainment Centre, Club 3000 Bingo, Pure Gym, The Royal Yacht Britannia, Nandos, Frankie & Benny's, Starbucks, Greggs plus others.

Retail is anchored by popular High Street names such as H&M, Boots, Holland & Barrett, Wed2B, Tesco, Build A Bear, Trespass and more, including independent occupiers.

The cleared site following partial demolition now has detailed planning consent for 531 residential homes with secure courtyard gardens and raised terraces, retail and commercial spaces.

OCEAN DINING
Nando's
Frankie & Benny's
Zizzi
PUREGYM
EVERY FILM
EVERY DAY
PIN SHARP
PROJECTION
BRITANNIA

OT Snapshot

Over 5,000 new homes planned or being built in the immediate vicinity of OT

68% of OT customers are ABC1*

*2024 OT Customer Research

Uninterrupted views over Firth of Forth

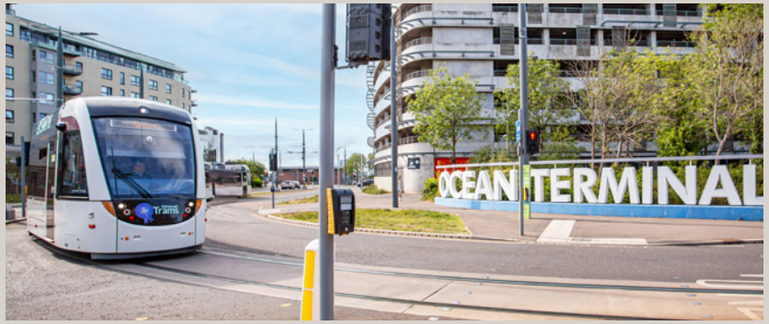
40% of shoppers dwell for at least 2 hours*

*2024 OT Customer Research

c. 60,000 sqft of new leisure/entertainment offerings

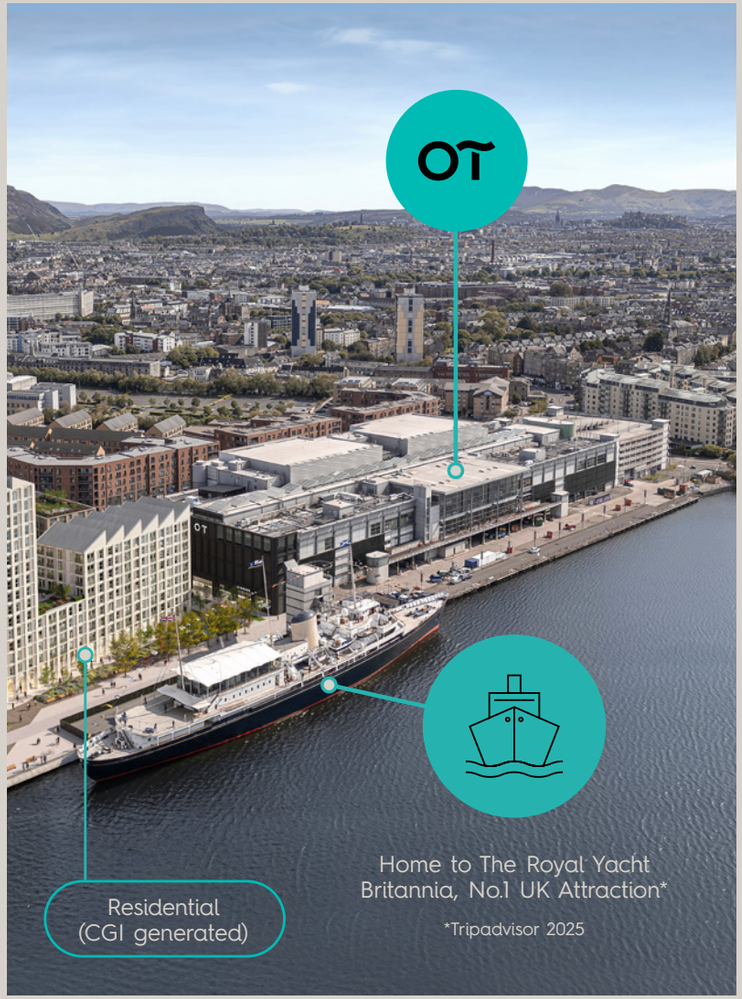
c. 5,000 sqft Tesco convenience store

State of the art 24hr Pure Gym



c. 715 Car Parking spaces

12-bay Electric Vehicle Charging station



Connectivity

Fast and frequent, OT is connected by Tram, Train, Bus, Motorway and Air.

ROAD

Edinburgh is served by the M8 from the west, the M9/M90 from the north and the A1 from the south, which transitions into the A901, running directly past OT.

BUS

Numerous bus routes from City Centre to OT and further afield including airport.

TRAIN

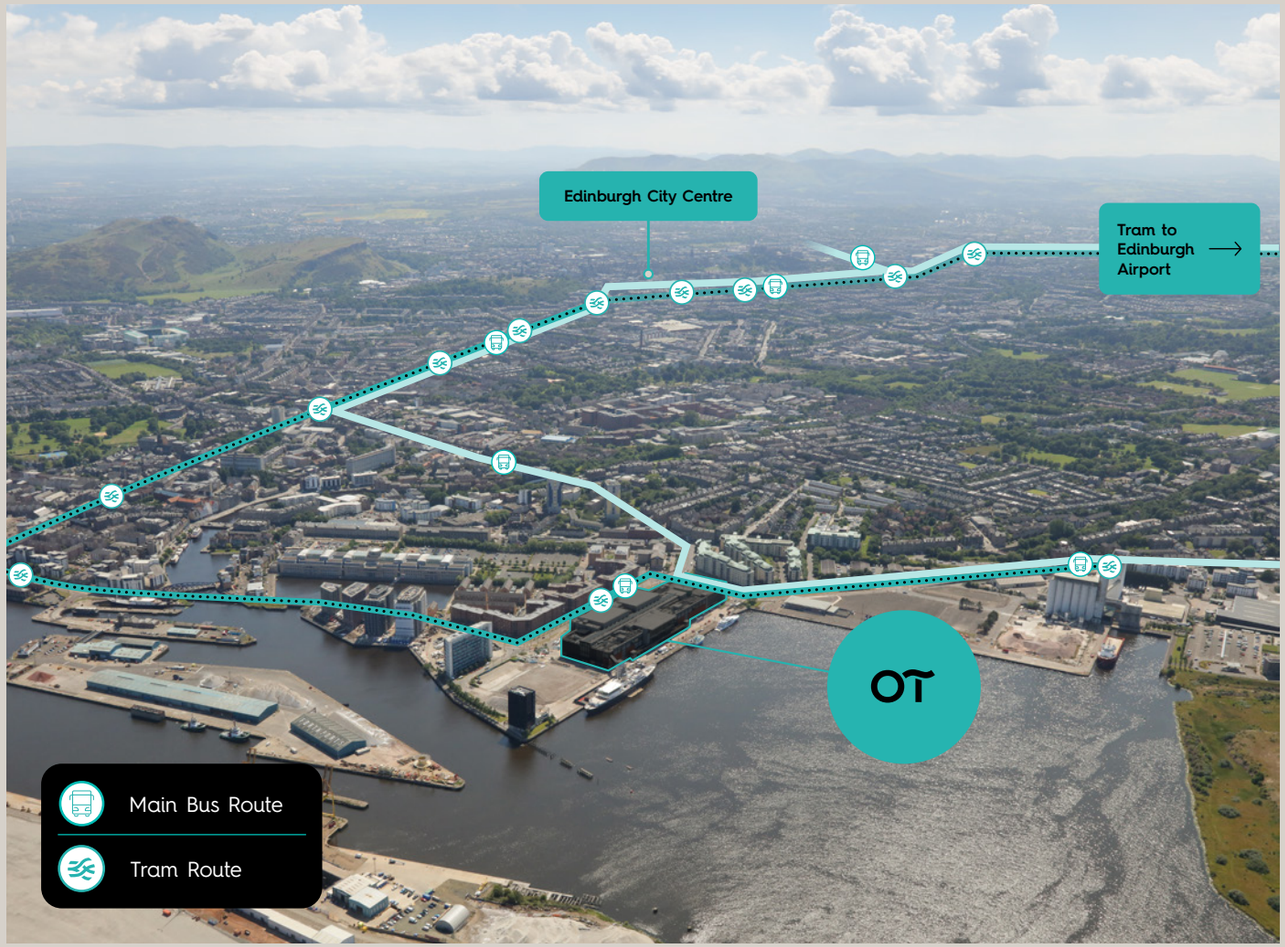
Edinburgh Waverley, the city's principal rail station, is easily accessible via bus or tram connections and offers direct rail services to major UK cities and other regional centres.

TRAM

Trams run up to every 7 minutes during peak times, providing frequent connections to OT. The destination is around 20 minutes from Edinburgh city centre (St Andrew Square) and under 55 minutes from Edinburgh Airport.

TRAM ROUTE

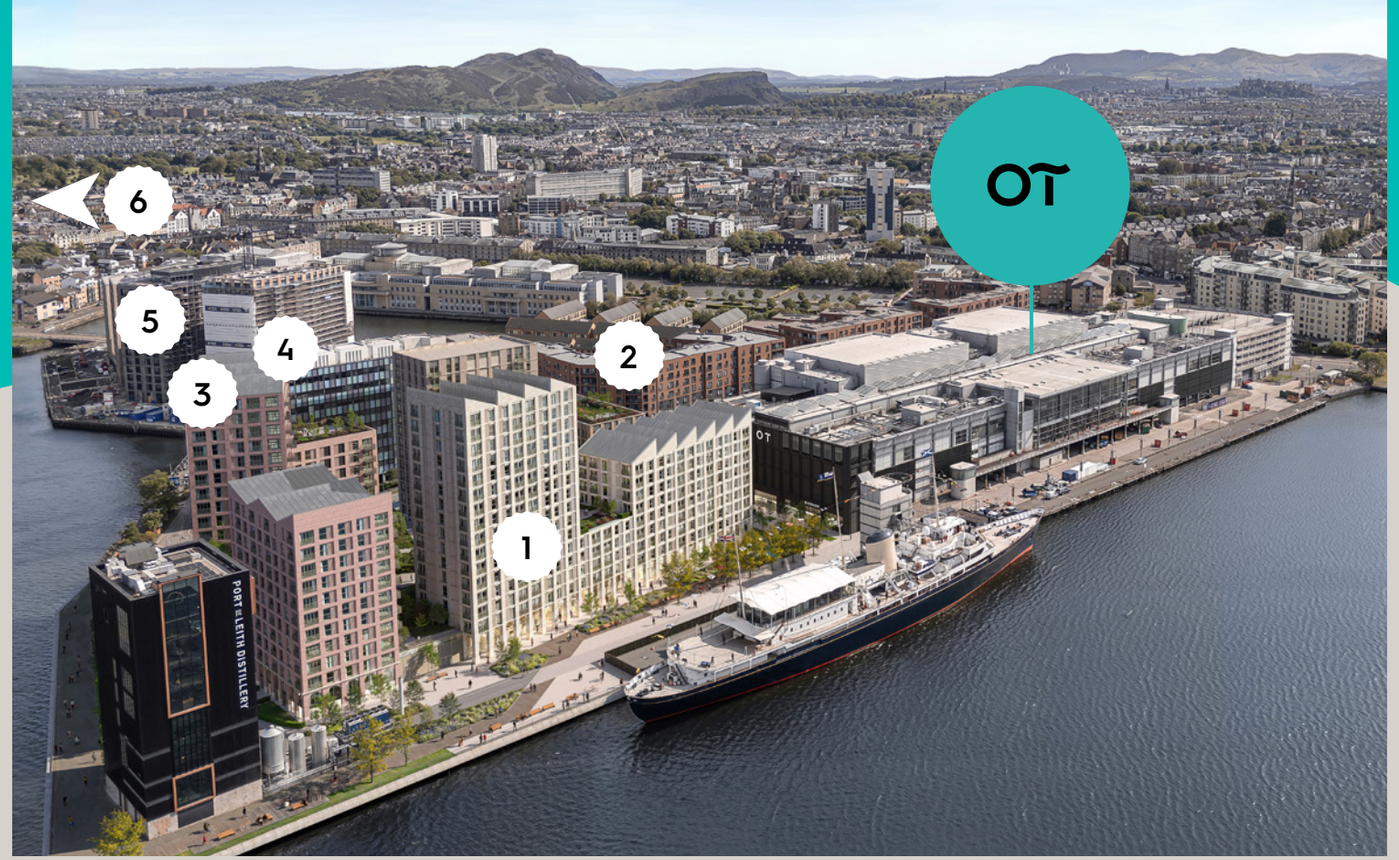
35 mins	Edinburgh International Airport
32 mins	Ingliston Park & Ride
27 mins	Edinburgh Gateway
25 mins	Gyle Centre
	Edinburgh Park Central
21 mins	Edinburgh Park Station
13 mins	Murrayfield Stadium
9 mins	Haymarket
7 mins	West End
3 mins	Princes Street
●	St Andrew Square (for Waverley)
7 mins	Picardy Place
14 mins	Foot of the Walk
16 mins	The Shore
19 mins	Port of Leith
21 mins	**Ocean Terminal**
25 mins	Newhaven



Surrounding Developments

Leith has undergone widespread regeneration over the past decade, transforming the historic port district into Edinburgh's most dynamic residential neighbourhood. An array of mixed-use developments have either been recently completed or are currently under construction, significantly enhancing the area's appeal to residents and investors alike.

The £200 million tram extension project represented a cornerstone of Leith's rejuvenation, creating a direct transit connection between Leith and Edinburgh city centre. Leith boasts an impressive array of bars, restaurants and leisure facilities that cater to both its growing residential and tourist populations.



1 Ocean Quarter

Detailed planning permission granted in January 2024 to deliver a pedestrian centred waterfront alongside 531 homes with secure courtyard gardens and raised terraces, retail and commercial spaces.

CGI generated

2 Cala
Waterfront Plaza

388 home scheme with a further 16,150 sq ft of flexible ground floor workspaces situated directly opposite the entrance of OT.

3 S Harrison Developments
Ocean Point 2

£80m scheme granted conditional planning permission in May 2024 to provide 112 build to rent homes and 404 student flats creating c. 325 new roles.

4 New Hotel

Planning permission submitted for hotel replacing a now vacant office building.

5 Goodstone Living
Dockside

£88m residential BTR development creating 373 homes on a 2.5 acre site to the east of OT at Albert Dock Basin. The scheme ranges from 10 to 14 storeys across 4 buildings, providing additional public realm space and commercial units alongside the new homes.

6 Forth Ports
Harbour 31 'The Dry Dock'.

2-phase mixed use development with initial £50m proposals submitted for 337 new homes and 2,600 sq ft of commercial space in March 2024 before further plans submitted for a mixed use site which will be primarily business led. The site will re-purpose a number of existing warehouses as well as the former pumphouse to offer c. 88,000 sq ft of office, storage and distribution, industrial, F&B & retail space.

Key Footfall Drivers

THE ROYAL YACHT BRITANNIA EDINBURGH	vue	CLUB 3000 BINGO	PUREGYM	GUTTER BALL™
400,000 ANNUAL VISITORS	12-SCREEN 'LUX' (PREMIUM) CINEMA	£6M TENANT INVESTMENT	RECENT RELOCATION WITH STATE OF THE ART FACILITY	£3.5M TENANT INVESTMENT
RATED 5-STARS BY VISIT SCOTLAND FOR OVER 15 CONSECUTIVE YEARS	914 SEAT VENUE	1,350 PERSON CAPACITY	24/7 ACCESS	HIGH FOOTFALL DRIVER
UK'S NO. 1 RATED VISITOR ATTRACTION ACCORDING TO TRIPADVISOR 2025	DESTINATION LEISURE ATTRACTION	"ONE OF THE BEST CLUBS EVER DEVELOPED IN THE UK" - CLUB 3000 FOUNDER	TOP PERFORMING PURE GYM IN EDINBURGH	NEW IMMERSIVE ENTERTAINMENT VENUE

Your Neighbours

OT is already to home to a vibrant mix of operators.

GREGGS
THE DANCE HOUSE
BUILD-A-BEAR EST. 1997
THE BLASTA BISTRO
the leith collective
NHS SCOTLAND
GUTTER BALL
VUE BIG SCREEN ENTERTAINMENT
PUREGYM
PATISSERIE VALERIE Est. 1926
Kodak Express Digital Solutions
TRESPASS
CLUB3000 BINGO
THE ROYAL YACHT BRITANNIA OCEAN TERMINAL, EDINBURGH
Nando's
INDIVIDUALLY Zizzi ITALIAN
Ocean's Cafe
McCHANS
TESCO
hmv
Boots
Holland&Barrett
THELMA The Living Memory Association
Mother Hubbard's
wed2b
H&M
Frankie & Benny's Real good comfort food
sense Scotland

Prime retail and leisure opportunities within a vibrant waterfront destination

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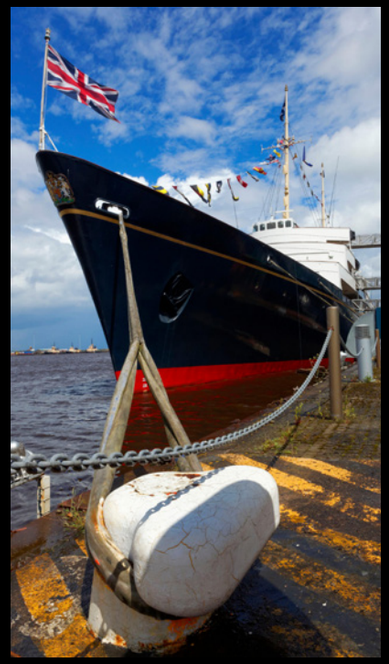


Opportunity Awaits

OT is now in prime position to attract additional occupiers to this unique and desirable waterfront commercial hub.

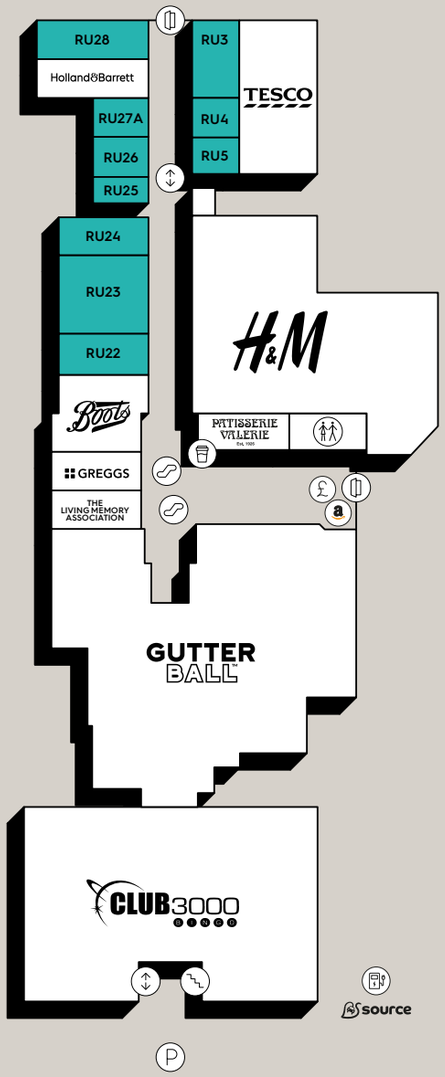
Leasing opportunities for units of varying sizes are available, some of which can be combined to suit bespoke size requirements.

"Pop-up" and RMU operator opportunities also available.

For further details on individual units, please contact our leasing agent to discuss your requirement in more detail.

Entrance
Toilet
ATM
Info Desk
Escalator
Accessible Toilet
12 Bay EV Charging
Cinema
Lift
Baby Change
Café
Britannia
Stair
Parking
Food
Amazon Lockers

G



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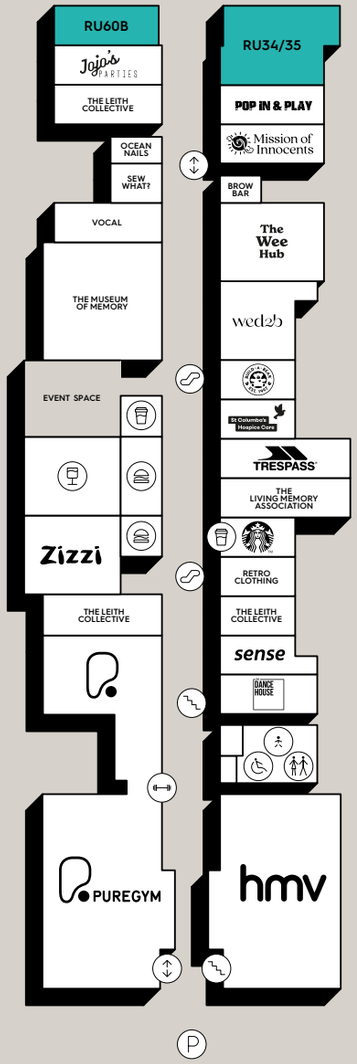

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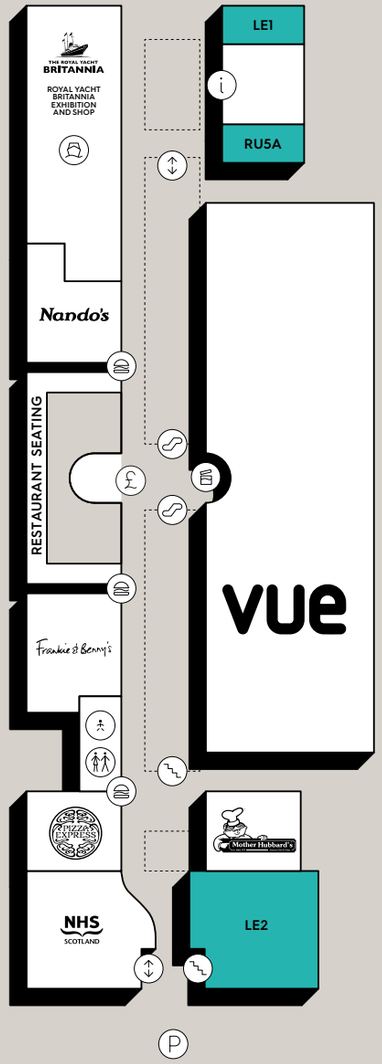

Ocean Terminal - Edinburgh

Join our thriving waterfront community

Contact

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