For Sale

The Walled Garden, Bush Estate, Penicuik, EH26 0SB

Midlothian Science Zone

Unique Owner Occupier, Sale and Leaseback, Investor/ Developer Opportunity

PLAY VIDEO

Location

The Walled Garden,
Bush Estate,
Penicuik,
EH26 0SB

The Walled Garden is located within an area known as the Bush Estate, 8 miles south of Edinburgh city centre and forming part of the Midlothian Science Zone (MSZ), a world-leading centre of research excellence in animal health and life sciences. It provides modern bespoke facilities, in a semi-rural setting with areas of open ground and woodland between buildings.

To the immediate east is Edinburgh Technopole, operated by Pioneer Group, providing lab and office space to rent across six buildings, with occupiers including Biobest Laboratories, Syneos Health, Cambrex Edinburgh and K.W. Peter & Co. Further to the east lies Pentlands Science Park where occupiers include the Moredun Research Institute and Moredun Scientific, Ab Biotechnology Ltd and SRUC Veterinary and Analytical Services.

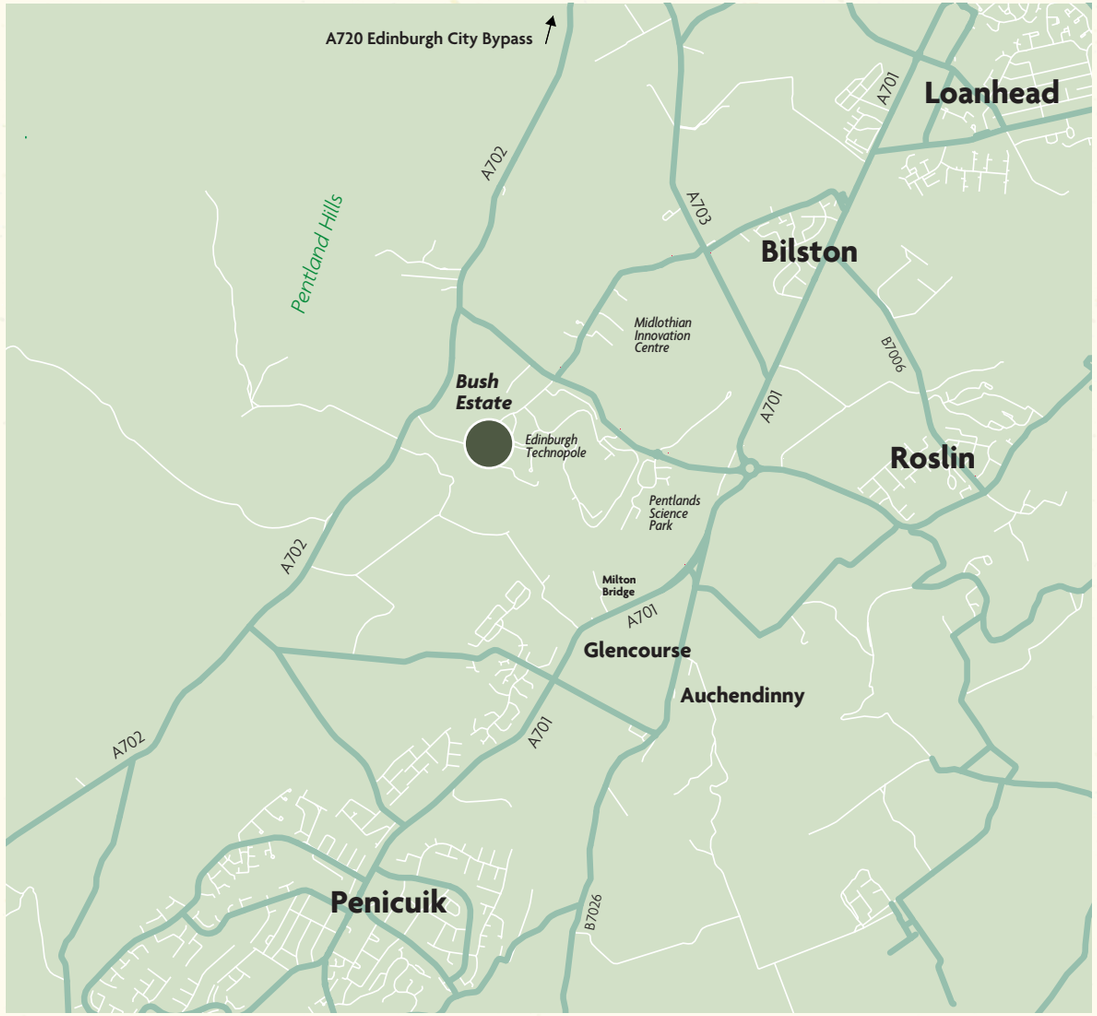
To the north east is The University of Edinburgh Easter Bush Campus which accommodates The Dick Vet Equine Centre, The Royal (Dick) School of Veterinary Studies, The Hospital for Small Animals and the Agri-EPI Centre Northern Agri-Tech Innovation Hub. To the north eastern edge of the MSZ is the BioCampus, home to Alba Bioscience Ltd.

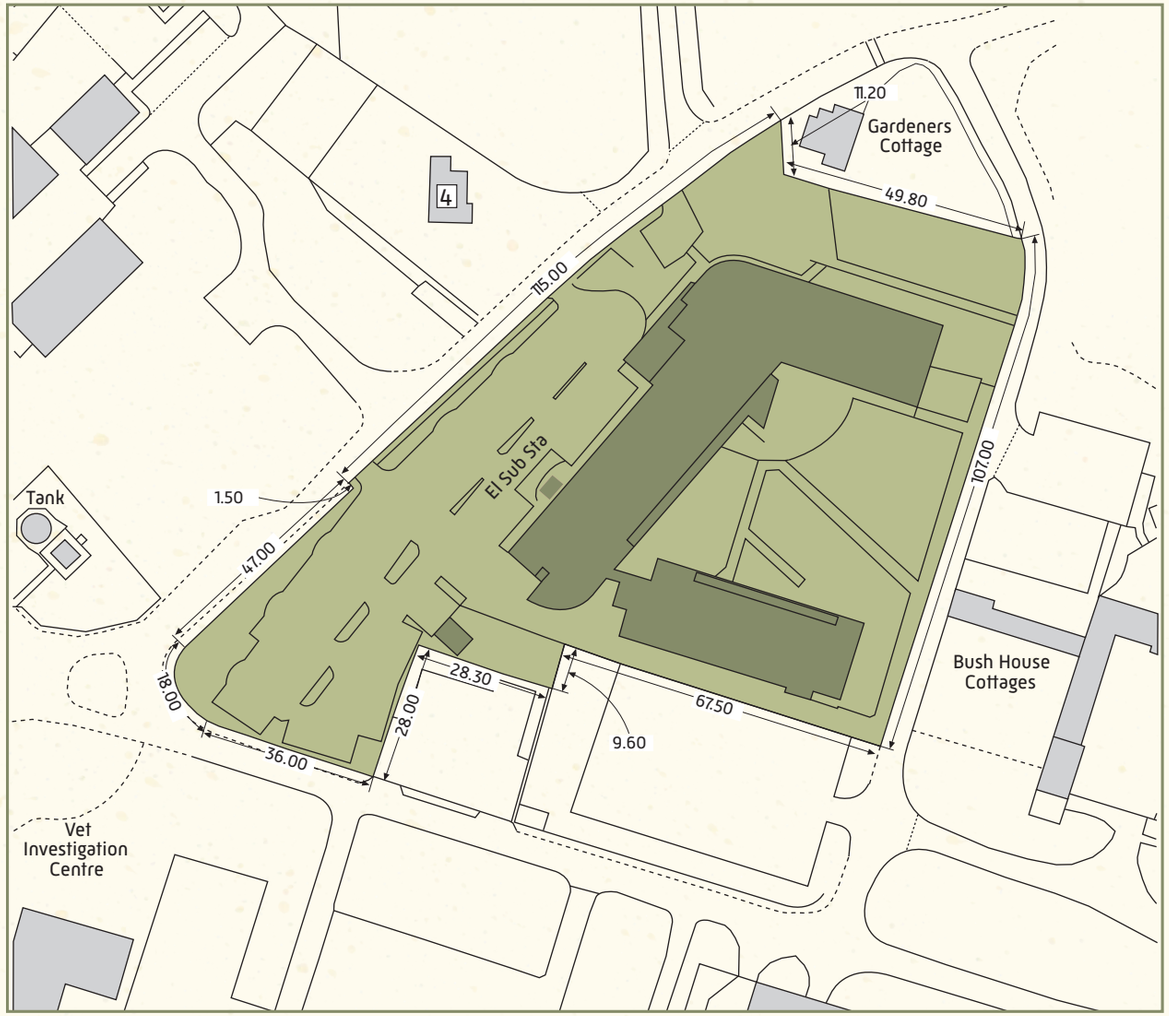
The Bush Estate is itself split across three campuses. This includes the Advanced Computing Facility, Edinburgh Pharmaceutical Processes, Scotland's Rural College (SRUC), the UK Centre for Ecology and Hydrology and Forest Research.

The Walled Garden is located approximately 350m south of Bush Loan Road in the south western part of the MSZ. Access is taken via a private estate road. There are good road links via the A702 and A701. Bus services are available approximately 350m to the north linking with nearby Penicuik.

Location Map & Site Plan

The Walled Garden,
Bush Estate,
Penicuik,
EH26 0SB





Description

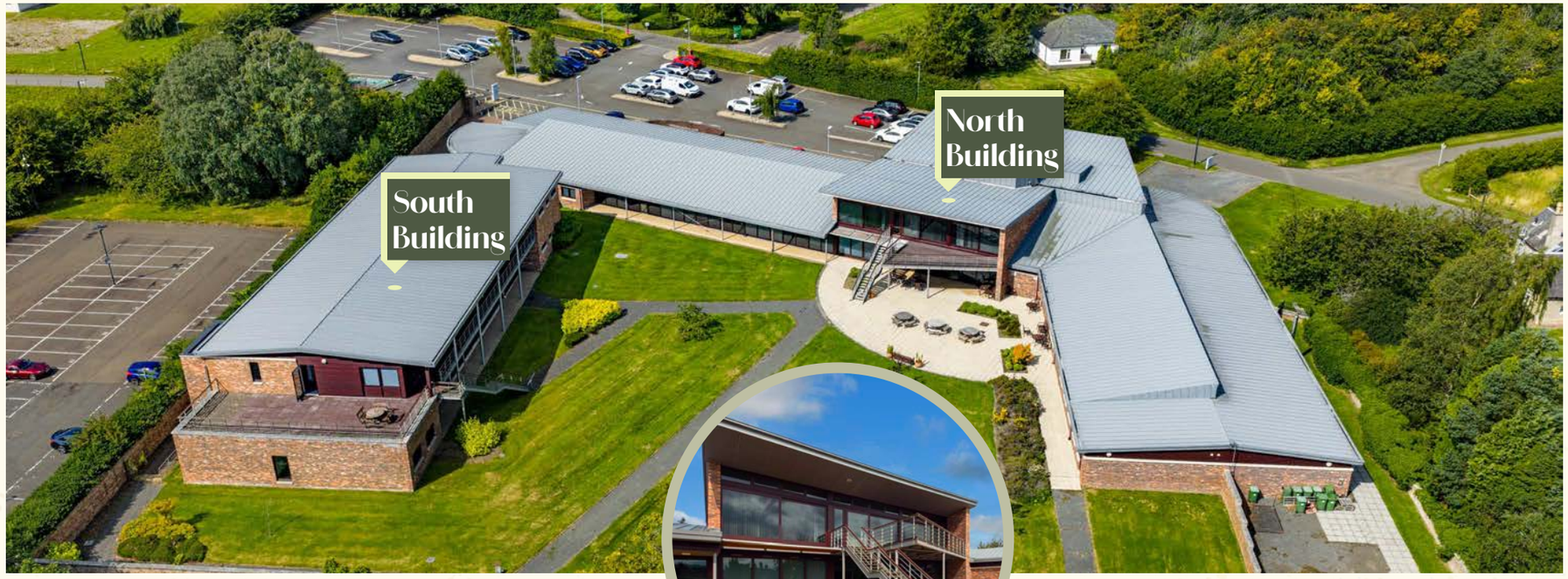
The Walled Garden,
Bush Estate,
Penicuik,
EH26 0SB

The Walled Garden comprises a purpose built HQ and training facility split across two modern buildings developed in the grounds of the Bush Estate. This area was the Walled Garden within that estate.

The north building is a part single, part two storey office and training facility, constructed in 2001/2002. The building was purpose built for and occupied by SELECT, the trade association for the electrical contracting industry in Scotland.

The south building is a modern two storey extension to the main building, interlinked by a corridor and completed in 2010. The building is currently occupied by a number of tenants including: ESF, Rosslyn Associates, Cornerstone, Unite and SECTT.

The buildings were designed by Oberlanders Architects and completed to a high quality finish and situated in stunning countryside with good surrounding amenity.



North Building

AVAILABLE WITH VACANT POSESSION

The Walled Garden,
Bush Estate,
Penicuik,
EH26 0SB

The North Building is arranged in two wings, north and south in an approximately L-shaped layout. The wings are single storey and connect at a two storey reception block. The roof incorporates a large roof light forming a double height atrium internally. The building line to the front (west) is recessed with the roof projecting beyond providing a sheltered entrance concourse.

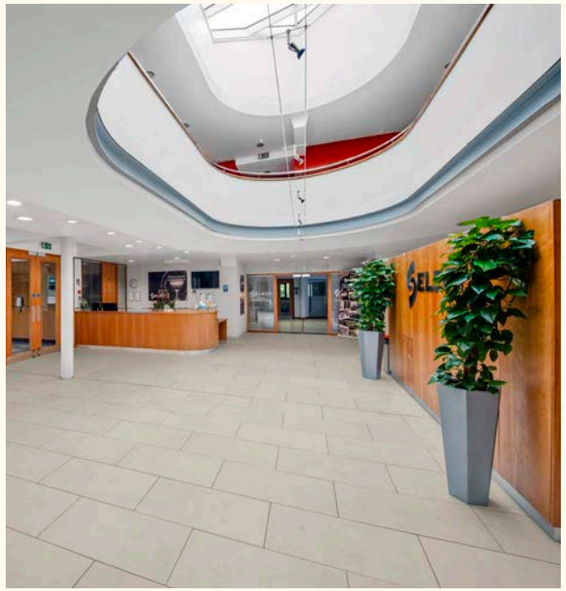
The north wing provides training accommodation and associated facilities. It includes reception hub, dining area, kitchen, cleaners store, first aid room and WCs. At the far end accessed via a corridor are training rooms, a classroom and archive room.

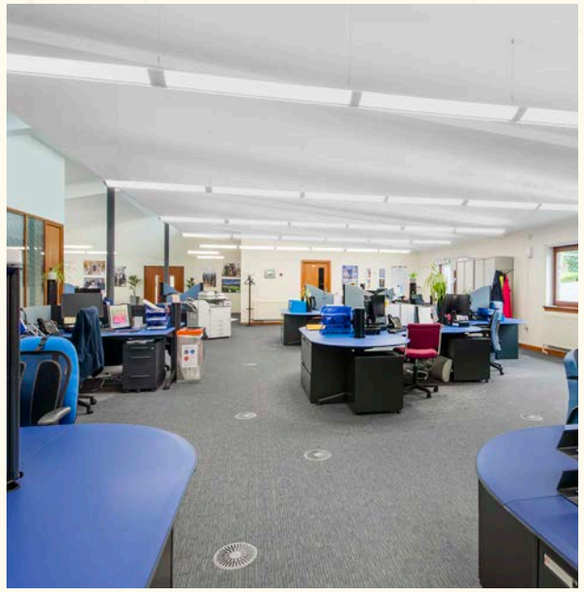
The entrance to the building leads into reception area and a central double height atrium area. The eastern elevation to this section has full height glazing overlooking the patio / garden. There is a small reception office, WCs including shower and a kitchen located off the reception area. A Director's office is also located just off the reception area.

To the south of this are further office areas. This is provided in a mixture of large open plan areas and a series of partitioned offices / meeting rooms. The lounge and members' room have full height glazing and open onto an external terrace. There are additional WCs serving this area and a partitioned comms room. A corridor leads from the southern end of this building to link with the south building.

The first floor comprises a boardroom, lounge, members' room, outside balcony, small kitchen and WCs.

Specification includes a mixture of gas and electric heating, raised access flooring, perimeter trunking, suspended and open ceilings, LG7, CAT 2 and low voltage recessed lighting, blockwork, plastered and painted walls, carpeted, tiled and hardwood flooring, 8 person passenger lift.





South Building

SALE & LEASEBACK OPPORTUNITY

The Walled Garden,
Bush Estate,
Penicuik,
EH26 0SB

This is situated to the immediate south of the north building, combining to effectively form three sides of a square around a garden area, with the buildings linked by a corridor. It is planned over ground and first floors. The northern elevation includes a ground floor terrace and a first floor balcony, all accessible from the internal offices which incorporate full height glazing at first floor level. There is additionally, at the eastern end of the building, a flat roofed single storey section above which is another large external terrace accessed from the first floor offices, with steel stairs leading down to the ground level terrace / garden.

The main entrance to the south building is in its western gable, where the recessed building line forms a sheltered overhang beneath the first floor. There is full height glazing to the south of the entrance lobby

The accommodation comprises an entrance vestibule, reception waiting area, cleaner's store, WCs, kitchen and a series of partitioned offices at ground floor. On the first floor, the accommodation consists of a large open plan office and a smaller separate office, as well as additional WCs, shower and a tea prep area. There are stairs at each end of the building and an 8-person lift at the western end, accessed from the reception waiting area.

The specification within the offices is broadly similar throughout with painted lined walls, carpet laid over raised access floors, suspended ceilings and a mixture of LED, low voltage and LG7 type fittings. There are gas fired central heating radiators throughout. The large 1st floor suite, whilst predominantly open plan, has demountable partitioning erected along the southern side to form a series of offices.

In addition, this area benefits from access to a balcony and large external terrace.

EXTERNAL AREAS

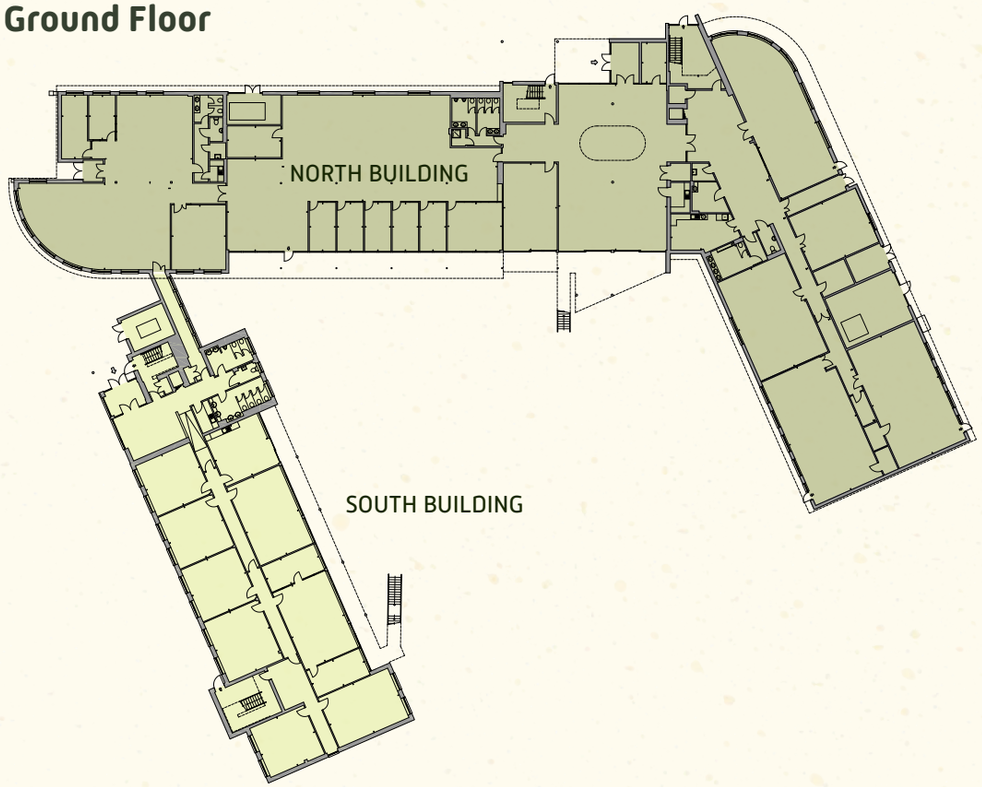
Tarmac surfaced car parking for 94 vehicles, including disabled and six electric charging point bays, is laid out in the western part of the site adjacent to the estate road from which access is taken via dedicated entrance and exit junctions. There is a large area laid to lawn in the eastern part of the site between the main and south buildings.

The site and grounds extend to an area of approximately 3 acres.

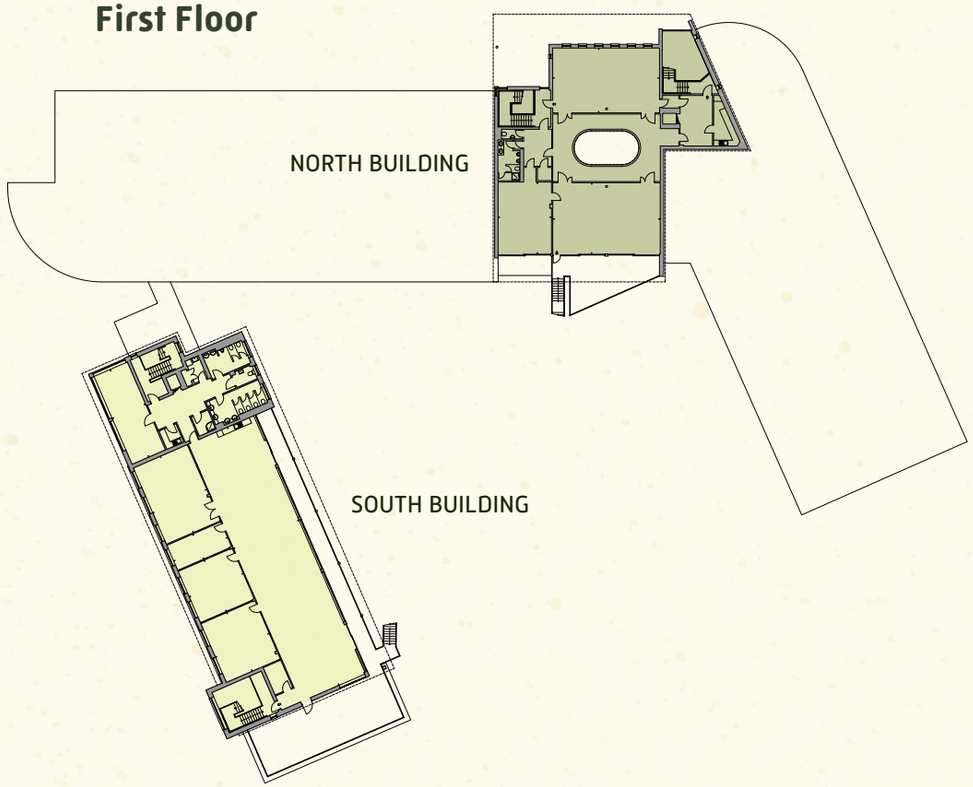
Accommodation

The Walled Garden,
Bush Estate,
Penicuik,
EH26 0SB

Ground Floor



First Floor



The buildings have been digitally measured by Squarefoot and CAD plans are available. The building extends to the following NIA (Net Internal Area).

North Building

North Building	NIA Sq Ft	NIA Sq M
Ground Floor	14,343	1,332.5
First Floor	2,234	207.5
Total	**16,577**	**1,540**

South Building

South Building	NIA Sq Ft	NIA Sq M
Ground Floor	5,117	475.4
First Floor	4,393	408.1
Total	**9,510**	**883.5**

A measurement of the south building was also undertaken on a multi let arrangement excluding circulation space, communal tea prep areas and reception resulting in the ground floor extending to 4,146 sq ft; first floor 4,351 sq ft and totalling 8,497 sq ft NIA.

Details

The Walled Garden,
Bush Estate,
Penicuik,
EH26 0SB

Sale Terms

Offers are invited for the sale of the buildings with the benefit of a sale and leaseback to SELECT over the south Building.

An offer may be considered for a sale of the north building on its own.

Sale and Leaseback Terms

SELECT propose relocating from the north building to the south building taking a 10 year leaseback with 5 year tenant only break option on 6 months' notice at an annual rent of £130,000 /£15.29 sq ft on the multi let Net Internal Area of 8,497 sq ft.

There will be fixed rental uplift after 5 years to £140,000 / £16.48 sq ft.

A schedule of condition will be appended to the lease.

Currently celebrating its 125th anniversary, SELECT is the trade association for the electrical contracting industry in Scotland. Founded in 1900 as The Electrical Contractors' Association of Scotland, it was the first trade association in the world to serve the electrical industry.

Today, it is Scotland's largest construction trade association and one of the oldest to represent the 'modern' trades.

SELECT has around 1,250 Member businesses with a collective turnover of around £1 billion, and provide employment for 15,000 people and 3,500 apprentices. SELECT delivers training courses to more than 3,500 electricians each year and is a not-for-profit organisation, with all income invested in services for Members.

SELECT have a Dunn & Bradstreet score of 01 - minimum risk.

Rateable Value

The RV of the north building is £249,000 per annum as of 1/4/2026. The RV of the south building is recorded under various occupiers. Interested parties should make their own investigations at www.saa.gov.uk

EPC

EPC B.

Data Room

A data room administered by our client's Solicitor, Lindsays containing measurement survey, EPC and title information is available by request.

VAT

The property has been elected for VAT and therefore VAT will be payable on the purchase price, however, it is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

AML Regulations

To comply with AML Regulations, the successful purchaser will be required to satisfy the vendor and their advisers with applicable documentation on identity and source of funds.

Viewings and Further Information

For further information or to arrange to view please contact the sole selling agents, Ryden.

Geoff Scott
Geoff.scott@ryden.co.uk
07872 822 314

Kyle Wright
Kyle.wright@ryden.co.uk
07425 478 303

Ryden

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Published April 2026.
Produced by Designworks