THE WORKS

SHAWFAIR PARK

MIDLOTHIAN | EH22 1FD

A DEVELOPMENT BY:

BUCCLEUCH PROPERTY

A new development of high specification business / manufacturing/ industrial units from 10,000 - 40,000 sq ft in a well established location only 6 miles from Edinburgh city centre

THEWORKS-SHAWFAIRPARK.CO.UK

PLAY VIDEO

THE WORKS - SHAWFAIR PARK

OVERVIEW

The Works offers an outstanding opportunity for occupiers seeking high-quality, flexible business space in a proven and accessible location. Extending up to 180,000 sq ft, the development will provide best-in-class accommodation designed to support modern operational requirements, with units available from 10,000 sq ft to 40,000 sq ft.

Each unit can be delivered on a bespoke basis, giving businesses the freedom to tailor the building to suit their exact requirements including from building size and design through to configuration and detailed specification.

Building on the success of the established and thriving Shawfair Business Park, The Works is a highly attractive destination for businesses looking to grow in a well-connected commercial environment close to Edinburgh.

Five fully serviced development plots are available, ranging from 2 to 5 acres, offering occupiers a rare opportunity to secure purpose-built space within one of the region's most exciting business locations.

With everything designed around your requirement - it's THE WORKS.

*Images of previous Buccleuch developments

A LOCATION THAT WORKS

Strategically positioned close to the Sheriffhall Roundabout and just 6 miles from Edinburgh city centre, The Works benefits from one of the most accessible locations in the east of Scotland with over 200,000 people living with a 15-minute drive of the site. With direct access to the A7, A1 and Edinburgh City Bypass, occupiers are superbly connected to Edinburgh, the Central Belt and the wider Scottish road network.

The location also offers unrivalled green travel facilities. Shawfair railway station provides regular services to Edinburgh Waverley, the adjacent Sheriffhall Park & Ride delivers frequent bus connections into the capital, and established cycle routes give staff and visitors practical, sustainable alternatives to car travel.

Set within the wider Shawfair area, The Works sits at the heart of an established and diverse commercial environment, already home to a strong mix of occupiers including Qualifications Scotland, Spire Private Hospital, Marston's Pub/Restaurant and David Lloyd Health Club.

The wider Shawfair community continues to grow at pace, with over 1,000 homes complete and a further 3,000 in the pipeline, reinforcing the area's position as one of Scotland's most dynamic new communities and a highly compelling location for occupiers seeking access to talent, customers and sustainable transport infrastructure.

READY FOR WORKS

AREA	HECTARES	ACRES
PLOT 1	1.90	4.70
PLOT 2	0.83	2.06
PLOT 3	0.57	1.42
PLOT 4	0.77	1.90
PLOT 5	1.07	2.65
PLOT 6	0.16	0.39
PLOT 7	1.10	2.72

SPECIFICATION WHICH WORKS

Target BREEAM 'Excellent'
-
EPC 'A'

Eaves height 6 to 12 metres

Dedicated car parking including EV charging

Level Access Loading Doors

Flexible Grade "A" office content

Eligible for 12 months Business Rates relief

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CBRE

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BUCCLEUCH PROPERTY

LEASE / PURCHASE

Buildings would be available to lease or purchase. Land sales may also be considered. For further information, please contact Ryden or CBRE.

BUILD TO SUIT

A complete build-to-suit package is available, supported by an establised design team who can tailor each building to the exact requirements of the occupier.

RATES

To be assessed upon completion. Units will be eligible for 100% business rates relief for the first twelve months of occupation.

PLANNING

The site is currently zoned for Employment Use and Interested parties are encouraged to discuss their proposed use with the joint agents.

ENERGY PERFORMANCE CERTIFICATE

Targeting A. To be assessed upon completion.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred in relation to any transaction. The purchaser or tenant will be responsible for any LBTT, registration dues and VAT properly payable.

DISCLAIMER
The agents for themselves and for their client whose agent they are give notice that: (1) These particulars are set out as a generally outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of either agent has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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