

Over 150,000 sq ft
of commercial space
already designed & built
for occupiers on Shawfair Park
by Buccleuch Property



TO LET / FOR SALE

Design & Build Opportunities
Development Land

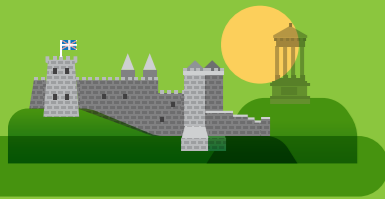
OFFICE • R&D • HOTEL • RETAIL • LEISURE • LIFE SCIENCES



LOCATION

Shawfair Park is located 7 miles to the south east of Edinburgh city centre and occupies a prominent position on the A7, adjacent to the Edinburgh City Bypass (A720) and close to the A1. The 50 acre business park contains Midlothian Council's popular Sheriffhall Park & Ride facility and is also a short distance from Shawfair railway station on the Borders Railway.

Shawfair Park is immediately adjacent to Shawfair, the largest urban expansion programme to date for Edinburgh, where 4,000 new, high-quality homes will be built together with two new schools, healthcare facilities, extensive public amenities and a new town centre. This will make Shawfair a thriving place where people can live, work and play within an entirely new urban setting.



CONNECTIVITY

BY CAR

Shawfair Park is located seconds away from Sheriffhall Roundabout which provides quick and easy access to the City Bypass (A720) or to the A1. Additionally, Edinburgh Airport is 20 minutes' drive away while Edinburgh city centre is easily accessible. There are 561 free car parking spaces, 15 disabled spaces and 8 electric car charging stations at the Sheriffhall Park & Ride, which sits directly adjacent.

BY TRAIN

Shawfair has its own railway station which can take you to Edinburgh Waverley within 14 minutes or alternatively to Galashiels within 55 minutes on the Borders Railway.

BY BUS

Sheriffhall Park & Ride provides at least 8 buses per hour to central Edinburgh as well as direct connections to Dalkeith.

THE OPPORTUNITY

Buccleuch Property understands the importance of delivering a building which is designed to meet the exact demands of the occupier, therefore, our design and build options provide bespoke buildings to meet the occupier's specific requirements – whether this is a small office pavilion or large corporate headquarters. These design and build options are available on either a leasehold or heritable basis.

Alternatively plot sales will be considered for occupiers who wish to undertake their own development.

Shawfair Park has an established track record of delivering successful high quality office developments including the pre-let of the 60,000 sq ft Scottish Qualifications Authority (SQA) and the speculative development of over 20,000 sq ft of office pavilions. A strong emphasis is placed on ensuring that any new development benefits from low running costs and high environmental sustainability whilst the excellent road and public transport links make Shawfair an attractive destination for staff.

All design and build options can be flexible in specification to accurately reflect the needs of the occupier, however, any new development is likely to benefit from:

- High profile entrance
- Quality external materials
- Minimum target EPC of "B"
- Minimum BREEAM Rating of "Very Good"
- Raised access flooring
- Suspended ceilings with LED lights
- Electrically powered central heating as standard, with ability to incorporate comfort cooling.
- Efficient, easily space planned floor plates
- Lift access
- Excellent parking provision
- Extensive cycling storage
- High quality toilets, showers and changing areas

OFFICES/
SCIENCE

RETAIL /
LEISURE

HOTELS



EXISTING SURROUNDING AMENITIES

- Sheriffhall Park & Ride with over 561 car parking spaces
- Marstons Family Pub & Restaurant – The Old Colliery
- David Lloyd Edinburgh Shawfair which includes an indoor and outdoor swimming pool, Spa facilities, tennis courts and gym
- Danderhall Co-op Food Store & Post Office
- Spire Shawfair Park Hospital
- Kings Acre Golf Course
- Dobbies Garden Centre and shopping
- Fort Kinaird Retail Park

EXISTING OCCUPIERS

- SQA
- Tanshe Care Services
- Edinburgh Children's Hospital Charity
- Spire Healthcare
- RoslinCT
- Danfoss
- Genus Medical Partnership



CO-OP / IONITY

Buccleuch Property are currently onsite to build a new amenity area at Shawfair to include a new Co-Op convenience store and an electric car charging station.

Planning has also been approved for a cafe and 2 retail units.

The new Co-Op store is expected to create up to 20 new jobs and as part of the amenity area Buccleuch will also be delivering 6 ultra-fast charging stations from IONITY.



DAVID LLOYD LEISURE

David Lloyd Leisure recently opened at Shawfair Park. The highly anticipated centre provides two pools (indoor & outdoor), 100+ station gym, three paddle courts, four tennis courts, a new spa and café/clubroom.

David Lloyd Leisure aims to provide comprehensive fitness and lifestyle services to its members, creating a welcoming and enjoyable environment for people of all ages and fitness levels. They were attracted to Shawfair Park due to its easy access to the transport network and surrounding population catchment.

As well as the sports and fitness amenities, members of David Lloyd Leisure at Shawfair Park can participate in a variety of fitness classes, including yoga, pilates, Zumba, and spinning. The club also provides personal training services to help members achieve their health and fitness goals.

Beyond fitness, the club also offers additional recreational facilities like spa/wellness areas and a cafe/restaurant where members can relax and unwind.



CASE STUDY: CO-OP / IONITY



CASE STUDY: DAVID LLOYD LEISURE



DANFOSS

Bucclench constructed a £25m Low Carbon Innovation Centre at Shawfair Park on behalf of Danfoss.

The centre is now fully operational and is the home for Danfoss teams' working on next generation, climate friendly technologies in hydraulics, digitalization and electrification including manufacturing facilities.

Danfoss were attracted to the park given its prime location and the ability to create a bespoke building which met their exacting specification. Staff retention and recruitment was an important consideration with the excellent communication links via

public transport and sustainability being a key selection criteria.

Bucclench Property and their design team worked to make the 75,000 sq ft building entirely carbon neutral which was a key design demand for Danfoss but also ensured that this could be delivered on a financially competitive basis. On completion of the development, Danfoss are now owner occupier of the building.



SCOTTISH QUALIFICATIONS AUTHORITY

The Scottish Qualifications Authority (SQA) took occupation of a new, leasehold office and storage facility (60,000 sq ft), developed by Bucclench Property, on a 2.5 acre site at the Park's entrance.

Having been based in Midlothian for over 30 years, the SQA were keen to remain in the region and selected Shawfair Park as their chosen location for their new 60,000 sq ft headquarters building. Timing was of critical importance to SQA and by proactively working with both the SQA and Midlothian Council, the building was delivered on time and on budget by Bucclench.

Throughout the design stage, Bucclench worked with the SQA to ensure that the building was fit for purpose and achieved its environmental goals in the short, medium and long term. On completion of the building, Bucclench retained the heritable interest with the SQA as a tenant and continued to work with the SQA for the next 5 years to adapt the building to the changing needs of the business. This was so successful that the SQA entered in to a lease regear to enable them to remain in occupation for a longer period of time.



CASE STUDY: DANFOSS



CASE STUDY: SQA



SPIRE HOSPITAL

A 3 acre site was sold to SPIRE Healthcare for the development of a brand new 40,000 sq ft private hospital. The £10m facility was so successful that they triggered an option to purchase a further 1.5 acres from Buccleuch and are currently looking to create a single story extension to the hospital.

In 2012 SPIRE Hospital sold this site in a sale and leaseback to clients of LaSalle Investment Management for around £20m.



WESTER SHAWFAIR

Buccleuch Property completed the first phase of office development at Shawfair Park comprising three well specified office pavilions extending to 5,000 sq ft, 7,500 sq ft and 10,000 sq ft. The offices were designed by architects CDA and completed on time and within budget.

THE PAVILIONS ARE NOW OCCUPIED BY:

- Tanshe Care Services
- Edinburgh Children's Hospital Charity
- RoslinCT
- Genus Medical Partnership



CASE STUDY: SPIRE HOSPITAL

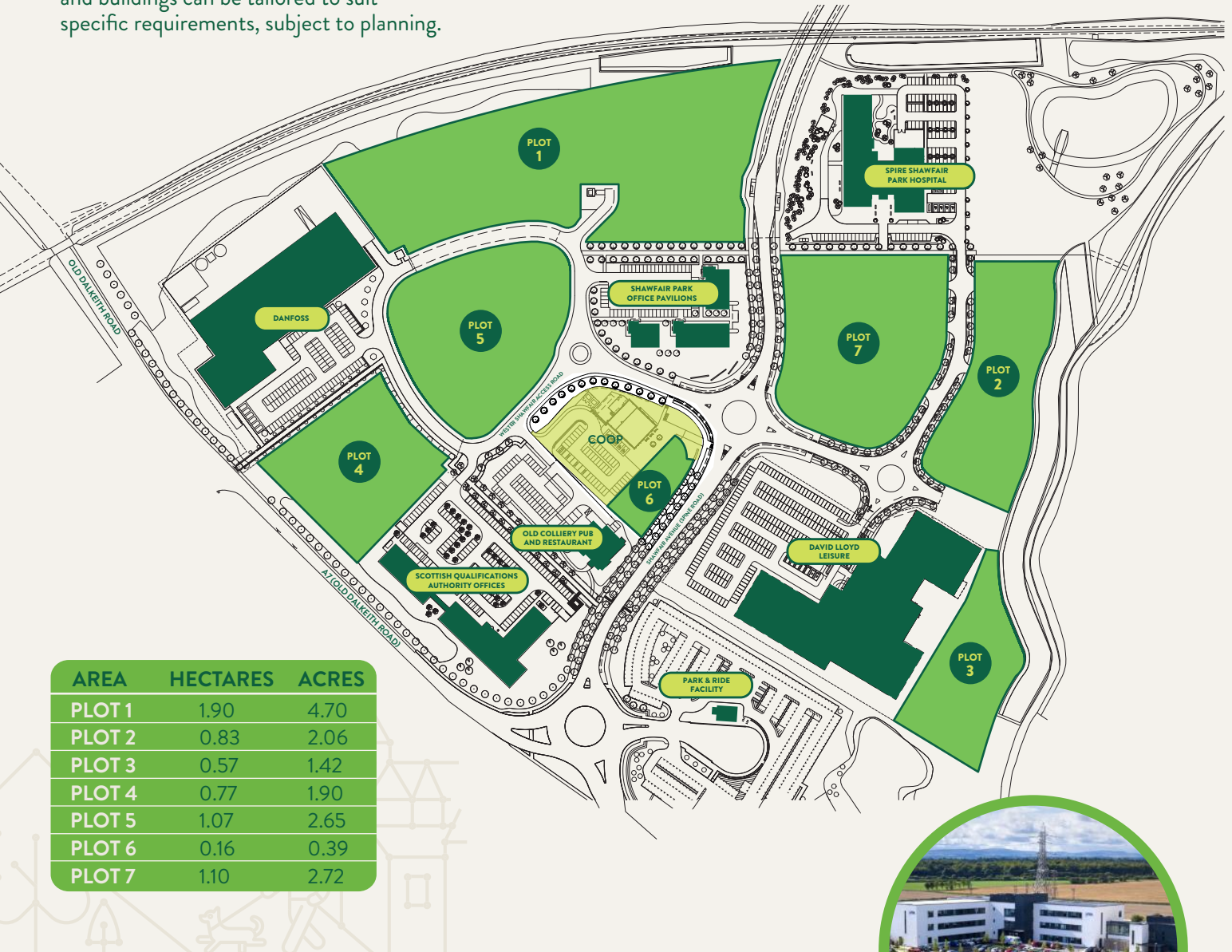


CASE STUDY: 1 - 3 WESTER SHAWFAIR



INDICATIVE MASTERPLAN

This masterplan represents proposed uses only. The size and use of individual plots and buildings can be tailored to suit specific requirements, subject to planning.



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

SHAWFAIR.CO.UK

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