

SHAWFAIR

Shawfair Park | Edinburgh

TO LET

Commercial opportunities next to Co-Op
(store opening expected Q4 2024)

**Leasehold opportunities from
1,000 - 5,000 sq ft**



RETAIL / COFFEE / F&B / TRADE COUNTER / NURSERY OPPORTUNITIES

Location

Shawfair is an exciting new suburb of Edinburgh which is situated 5 miles to the south-east of the city centre.

It is the largest urban expansion programme in the area where 4,000 new, high-quality homes are being built together with commercial, education, healthcare and public amenities.

As it currently stands almost 1,000 houses are either built or under construction with a further 1,000 either consented or under offer. National housebuilders such as Miller Homes, Bellway, Dandara, Springfield, Mactaggart & Mickel and Robertson Homes all have representation within the wider Shawfair.

Shawfair Business Park

Shawfair Business Park is strategically positioned approximately 700 metres from the major Sheriffhall Roundabout. It is located on the main A7 which experiences over 8,000 daily vehicle movements.

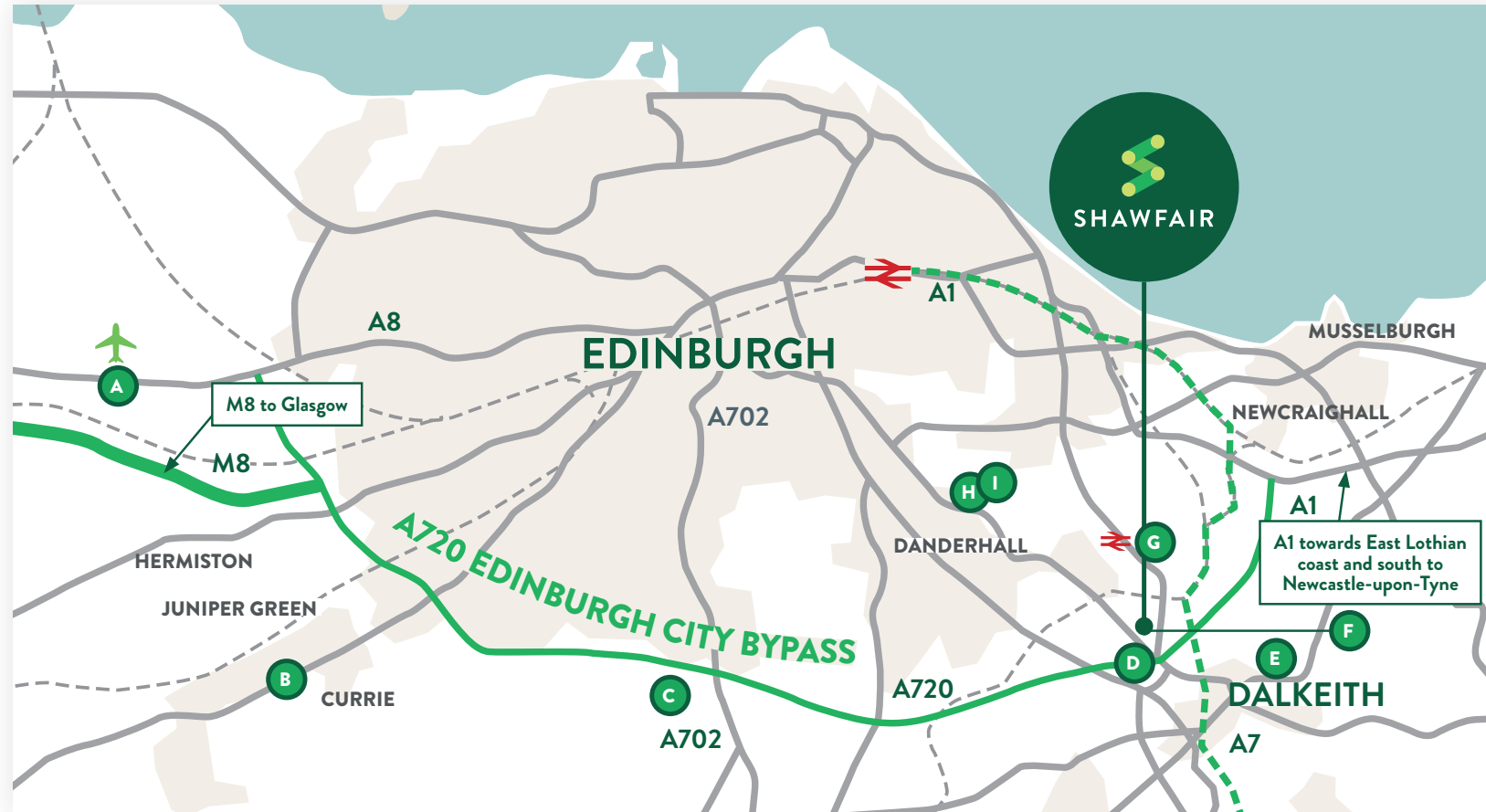
The business park boasts a number of significant occupiers for Midlothian including the Scottish Qualifications Authority, Spire Private Hospital and Marstons Pub/Restaurant.

The most recent occupiers are Danfoss and David Lloyd Heathclub with the latter having already signed up over 3,000 members since opening.

With over 560 spaces, Shawfair Business Park is home to Midlothian's largest Park & Ride which provides regular express bus services to and from the city centre. In addition, Shawfair railway station provides regular connections to Edinburgh Waverley in under 15 minutes.

Key Transport Links & Demand Drivers

- A** Edinburgh Airport
14 miles
- B** Heriot Watt University & Oriam
11 miles
- C** Snowsports Centre
6 miles
- D** City Bypass
0.5 miles
- E** Dalkeith Country Park
2.6 miles
- F** Sheriffhall Park & Ride
On-site (30 mins to city centre)
- G** Shawfair Station
2 miles (15 mins to Waverley)
- H** Edinburgh BioQuarter
2 miles
- I** Edinburgh Royal Infirmary
2 miles



Over 8,000 vehicle movements on the A7



Over 3,000 members at David Lloyd



Up to 4,000 new homes being developed adjacent



Over 150,000 sq ft of commercial space developed on the park to date



Over 300 patient and staff visits per day to the Spire Hospital



560 space park and ride adjacent



200,000 population within a 15 minute drive time



Over 18,000 cars per annum expected to use the Ionity Rapid EV chargers

Retail / Commercial Opportunities

Co-Op are due to take possession of a new 5,200 sq ft food store adjacent to a 50 space car park inclusive of 6 Ultra-fast EV chargers.

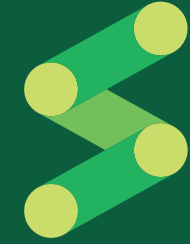
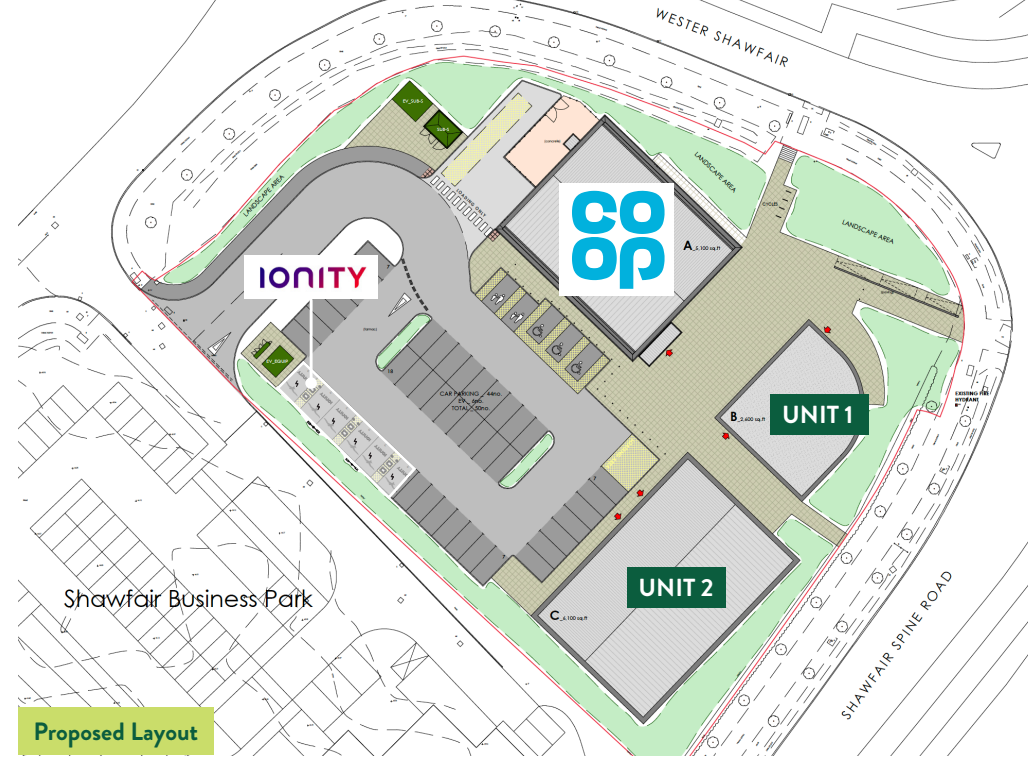
Two further new build units are available for lease on commercial terms to an agreed specification.

Accommodation

Unit 1 (Coffee/Restaurant)	2,500 sq ft
Unit 2 (Retail/Trade)	5,000 sq ft

A variety of uses will be considered, subject to planning and the units may be subdivided to satisfy smaller requirements.

Unit 2 can be split to offer accommodation from 1,000 sq ft.



SHAWFAIR

Contact

Simon Bashford
T: +44 (0)131 558 5118
E: sbashford@eyco.co.uk



Craig Watson
T: +44 (0)7739 299532
E: craig.watson@jll.com



Rent

To be discussed with agents.

Rates

Assessed on completion.

Energy Performance Certificate

Assessed on completion.

Legal costs

Each party to be responsible for their own legal costs incurred in any transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

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. APRIL 2024. Produced by Designworks.