

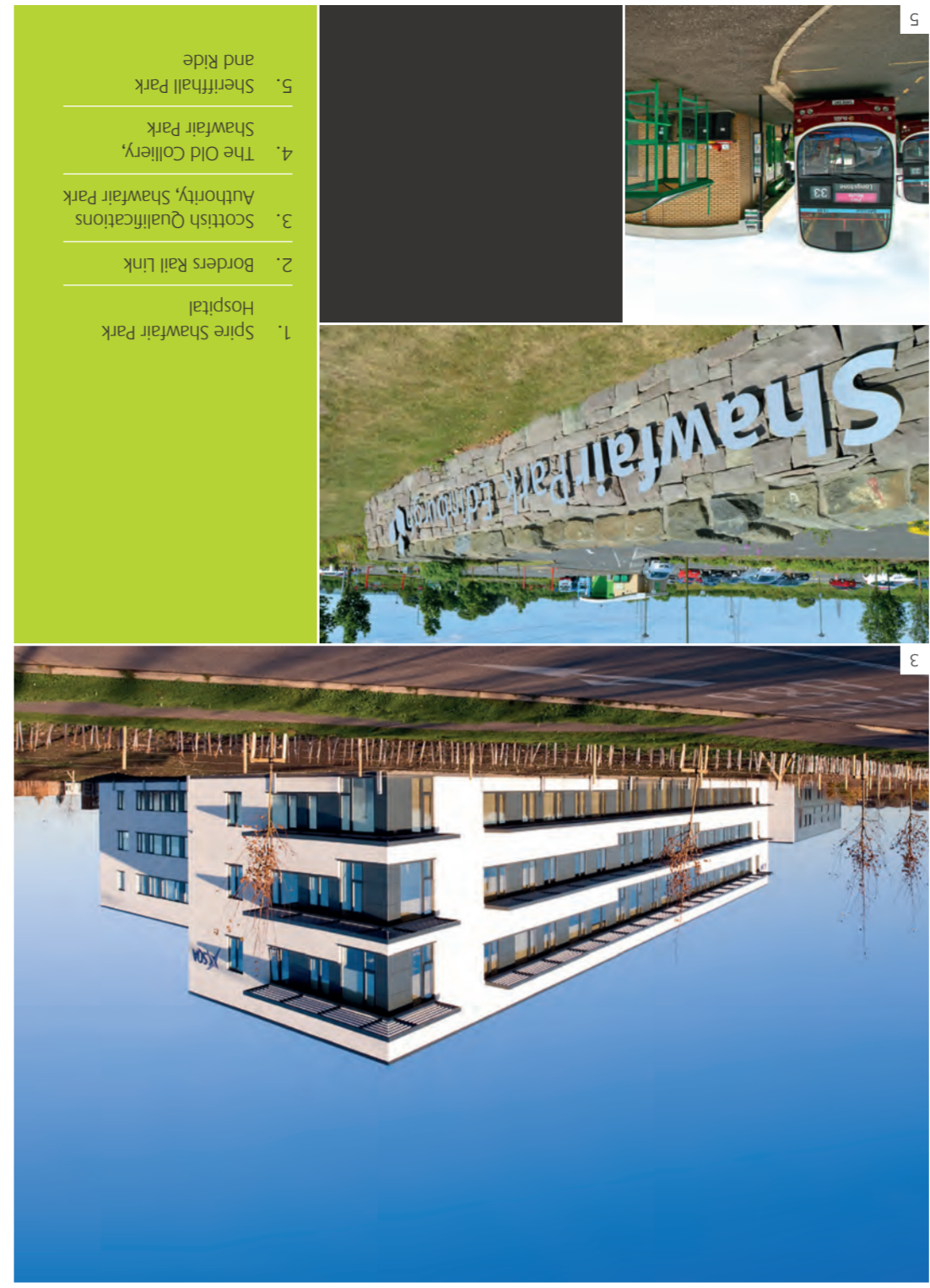
Available development sites suitable for leisure, retail and roadside uses or office pre-lets (Refer to Masterplan & Development Opportunities Brochure)



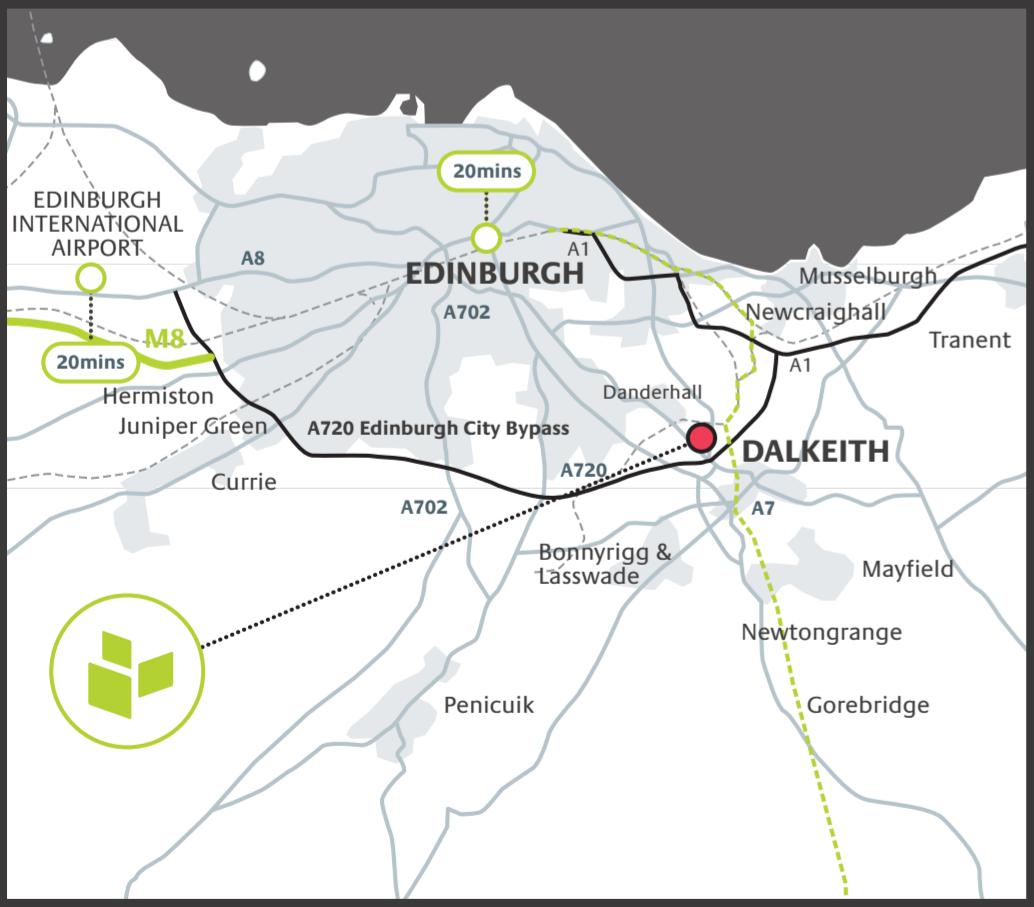
A new, mixed use, sustainable business park delivering quality design with integrated transport connections.

OFFICE SPACE AVAILABLE FOR IMMEDIATE OCCUPATION
Occupiers include:
- PHS
- Care UK
- Tental
- Ortholink
- Hutchison Networks

Shawfair
Shawfair, located in the South East of the city will deliver a new residential and commercial quarter, providing 4,000 quality new homes and over one million sq ft of commercial space, secondary and primary schools, healthcare facilities, extensive public amenities, a new town centre and green space over the next 15-20 years. The new residents will benefit from a dedicated rail station in the town centre of Shawfair. The new Borders Rail Link station connects residents to the heart of the capital in minutes, in addition to the new Shawfair Park and Ride facility.
www.shawfairpark.co.uk



Shawfair Park
Edinburgh



Lease / Sale Terms:

Additional information regarding leasing and sale terms can be obtained from either of the joint agents.

Further Information:

Further information on leisure, roadside, retail and office pre-let opportunities is available in the Masterplan & Development Opportunities brochure or from the agents.



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A development by



Midlothian's Premier Business Park
shawfairpark.co.uk

Shawfair Park
Edinburgh

TO LET / FOR SALE

> **MASTERPLAN & DEVELOPMENT OPPORTUNITIES**

- > OFFICE
- > HOTEL
- > LEISURE
- > RETAIL
- > ROADSIDE
- > NURSERY

BORDERS RAIL LINK NOW OPEN



www.shawfairpark.co.uk

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Shawfair Park The Masterplan

To ERI & City centre

The Royal Infirmary of Edinburgh is a major acute teaching hospital. It is situated only 2 miles away providing a full range of acute medical and surgical services for the Lothians and South East Scotland. The hospital has more than 900 inpatient beds, Scotland's largest maternity unit and Scotland's busiest A&E department.

Edinburgh city centre is approximately 5 miles away and only 15 minutes by car.

To Shawfair

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www.shawfair.co.uk



KEY

- SITES SUITABLE FOR OFFICE USE
- SITES SUITABLE FOR WIDE RANGE OF COMMERCIAL USES:
 - > OFFICE
 - > HOTEL
 - > LEISURE
 - > RETAIL
- SITES SUITABLE FOR WIDE RANGE OF COMMERCIAL USES, INCLUDING ROADSIDE

Planning Consent

On 2nd May 2006, Midlothian Council, granted outline planning consent for Shawfair Park which would comprise a business park (Class 4, 5 & 6 uses) with support facilities (to include nursery, restaurant, conference and catering facilities) and a hospital with associated landscaping, roads, car parking and accesses.

THIS MASTERPLAN REPRESENTS PROPOSED USES ONLY.

SIZE / USE FOR INDIVIDUAL PLOTS CAN BE TAILORED TO SUIT SPECIFIC REQUIREMENTS SUBJECT TO PLANNING.

To Sheriffhall Roundabout & A720 City Bypass

The Edinburgh City Bypass is one of the most important trunk roads in Scotland, linking the A1 with the M8 & M9. The Sheriffhall roundabout is directly adjacent to Shawfair connecting Old Dalkeith Road with the City Bypass and the A7 which leads south to Carlisle.



What's New At Shawfair Park?

The new Borders Rail Link is now fully open and connects residents to the heart of the capital in minutes.

In addition to the Spire Healthcare facility and Sheriffhall Park and Ride, Shawfair Park is now home to a 180 cover Marston's Family Pub Restaurant 'The Old Colliery', which further improves amenity for Park occupiers. The Scottish Qualifications Authority is also now fully operational from within a purpose-built Grade A office and storage facility, with approximately 200 staff bringing further levels of activity to the Park.

Opportunities

Shawfair Business Park comprises a new strategic development site of approximately 35 acres (14 hectares). The masterplan provides scope for a variety of uses and Buccleuch Property can be flexible depending upon occupiers needs.

Timing

Fully serviced sites are immediately available, alternatively design and build opportunities can be tailored to suit occupier requirements. Further details available upon request.

Why Shawfair Park?

- > Direct access to Edinburgh City Bypass, city centre and A1
- > Edinburgh Airport 20 minutes by car
- > Unique environment with a highly qualified labour pool
- > Proposed amenities include hotel, retail, leisure and health facilities
- > New Borders Rail Link and Dalkeith Bypass provides even better access to Edinburgh and Shawfair Park
- > Respectful of the environment and heritage of the area
- > Attractively designed bespoke office accommodation suitable as a company Headquarters or small business unit
- > Sheriffhall Park and Ride
- > Marston's Family Pub Restaurant 'The Old Colliery'