Midlothian’s Premier Business Park

www.shawfairpark.co.uk

A development by

Buccleuch Property

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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OFFICE SPACE AVAILABLE FOR IMMEDIATE OCCUPATION

TO LET / FOR SALE

MASTERPLAN & DEVELOPMENT OPPORTUNITIES

OFFICE

RETAIL

ROADSIDE

LEISURE

NURSERY

BORDERS RAIL LINK NOW OPEN

1. Spire Shawfair Park
2. Borders Rail Link
3. Scottish Qualifications Authority, Shawfair Park
4. The Old Colliery, Shawfair Park
5. Sheriffhall Park and Ride

561 car spaces
Bus services: No. 33, No. 49

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

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

Near Bertha Roulston 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 Roundabout & A720

Master’s Family Pub Restaurant ‘The Old Colliery’

The Masterplan

This masterplan represents proposed uses only.

Size / Use for individual plots can be tailored to suit specific requirements subject to planning.

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 access.