



SHAWFAIR PARK

EDINBURGH



TO LET / FOR SALE

MIDLOTHIAN'S PREMIER BUSINESS PARK



Suitable for business, industrial and ancillary uses including retail, hotel and healthcare.

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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.



OFFICES

RETAIL / LEISURE

HOTELS

LIGHT INDUSTRIAL



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, plus 15 disabled spaces 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

At present Shawfair Park is home to many commercial office occupiers including the Scottish Qualifications Authority (SQA), Hutchison Networks, Edinburgh Children's Hospital, Care UK, Ortholink, a Spire Healthcare Hospital and a Marstons Family Pub & Restaurant.

The Shawfair Park Masterplan has outline planning consent for Class 4 (Business), 5 (Industrial) and ancillary uses. Therefore, consideration will be given to design & build opportunities in all sectors including office, industrial, leisure and retail. The developer is flexible and will consider letting or selling completed buildings or alternatively selling the heritable interest in plots of land.



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EXISTING SURROUNDING AMENITIES

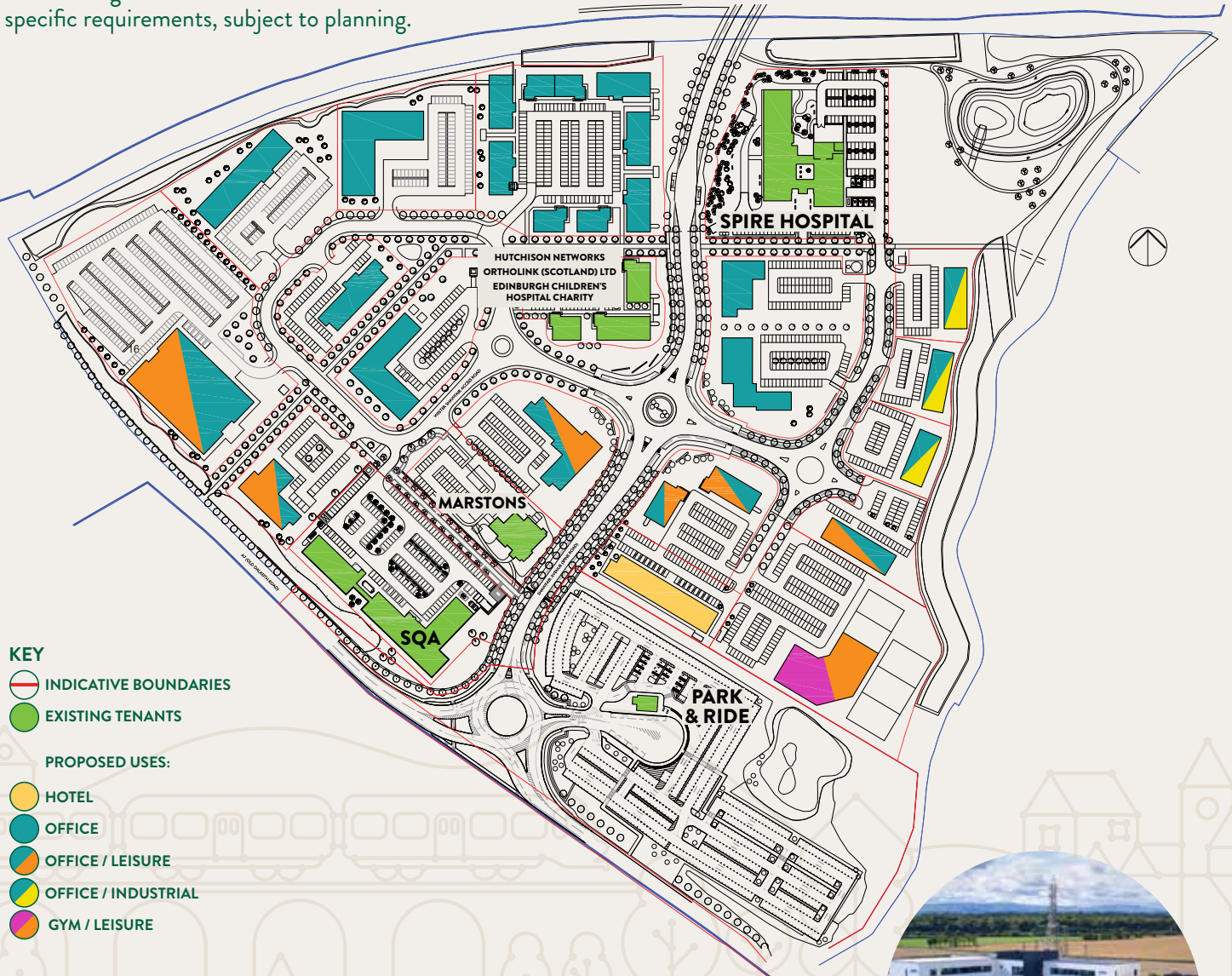
- Sheriffhall Park & Ride with over 561 car parking spaces
- Marstons Family Pub & Restaurant – The Old Colliery
- Danderhall Co-op Food Store & Post Office
- Spire Shawfair Park Hospital
- Kings Acre Golf Course
- Dobbies Garden Centre and shopping
- Fort Kinnaird shopping

EXISTING OCCUPIERS

- SQA
- Hutchison Networks
- Ortholink (Scotland) Ltd
- Edinburgh Children's Hospital Charity
- Spire Healthcare

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.



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