

TO LET
NEW TRADE UNITS

EDINBURGH | EH15 3HR

FORT KINNAIRD TRADE PARK

TWO UNITS UNDER OFFER

UNITS FROM 418 SQ M (4,500 SQ FT)
TO 1,672 SQ M (18,000 SQ FT)

**NOW COMPLETE AND
READY FOR OCCUPATION**



ADJOINING OCCUPIERS INCLUDE:

TOOLSTATION

William Wilson

**Wholesale
Domestic
Bathrooms**

Topps Tiles

SCREWFIX

Majestic
wines • beers • spirits

PHOTO TAKEN-20/01/2026

PURPOSE BUILT TRADE UNITS



Acting on behalf of South Yorkshire Pension Authority (a Fund managed by Aberdeen) we are pleased to offer to the market purpose built trade units situated alongside Fort Kinnaird Retail Park, Scotland's largest out of town retail park.

The development comprises a terrace of six units totalling 2,508 sq m (27,000 sq ft) and with individual units available from 418 sq m (4,500 sq ft). Units 5 & 6 are under offer.

This development will be prominently positioned opposite B&Q and alongside a number of existing trade occupiers and car showrooms including Mercedes, Toyota, Honda, Porsche, Jaguar and Land Rover to name a few.

DESCRIPTION

The units are of steel portal frame construction with a minimum eaves height to the haunch of 6.5m, the wall cladding is insulated to a high standard and internally there is a blockwork dado perimeter wall to c.2.5m.

Each unit has an electrically operated roller shutter door (4m x 5m) and a separate pedestrian access with glazed surround.

The units also benefit from solar panels and there will be a number of EV charging points available to the estate occupiers.

A detailed specification of the units and plans are available on request.



**NOW READY FOR
OCCUPATION**



SIZE

The development totals 2,508 sq m (27,000 sq ft) with individual units available from 418 sq m (4,500 sq ft).

Units 5 & 6 are under offer.

PRIME LOCATION



LOCATION

The development is situated amongst one of the busiest retail, car showroom and trade park locations in Scotland. The adjoining Fort Kinnaird Retail Park is the second largest in the UK and home to over 75 retail stores including Marks & Spencer, River Island, Primark and H&M to mention only a few of the current occupiers. Food outlets include McDonald's, Pizza Hut, Pizza Express, Nando's and Starbucks.

The A1 and the Edinburgh City Bypass are closeby.



CLOSE TO **A1** AND
THE **EDINBURGH**
CITY BYPASS.



FORT KINNAIRD
IS HOME TO 75
RETAIL STORES.





TERMS

The units are available on a Full Repairing and Insuring basis and for a term to be agreed. For further information please contact the agents noted below.

SERVICE CHARGE

A service charge for the common maintenance and management of the estate will apply.

RATEABLE VALUE

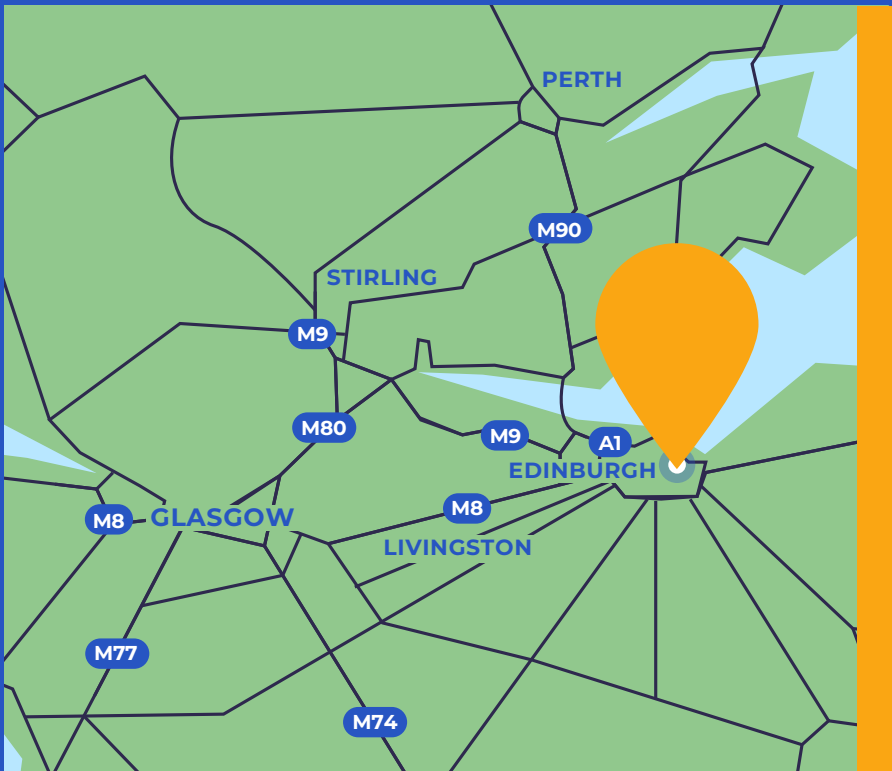
The units have yet to be assessed for rating purposes.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate for each unit is available on request.

ANTI-MONEY LAUNDERING

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying the landlords (and advisors) requirements in relation to Anti-Money Laundering Regulations.



VIEWING AND FURTHER INFORMATION BY CONTACTING:

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