

**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)**

**AVAILABLE LATE 2025  
- RENT ON APPLICATION**



**ADJOINING OCCUPIERS INCLUDE:**

**TOOLSTATION**

**William Wilson**

**Wholesale  
Domestic  
Bathrooms**

**Topps Tiles**

**SCREWFIX**

**Majestic**  
wines • beers • spirits

**PHOTO TAKEN - 24/9/2025**

# 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.

This development is due for completion in November 2025.

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.

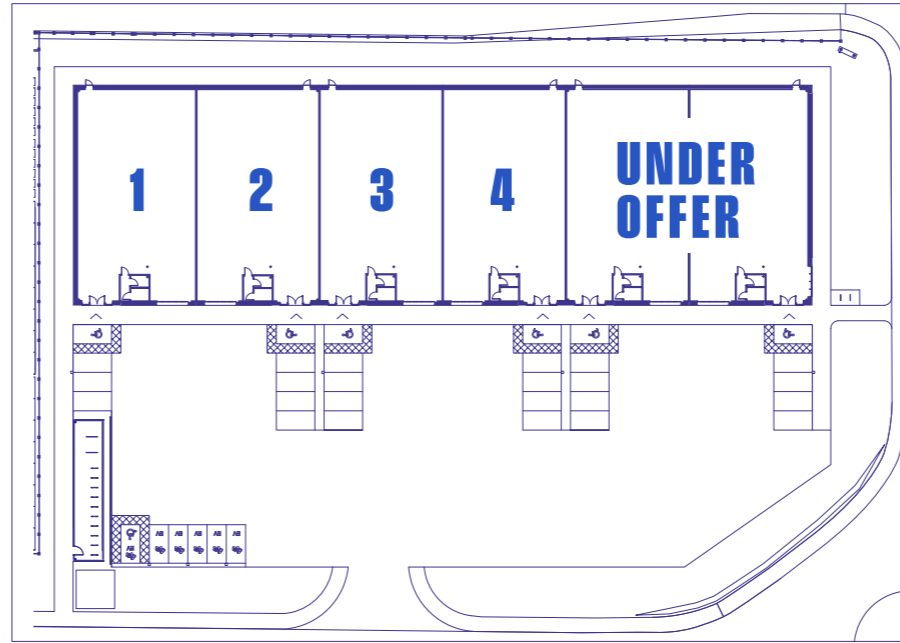
## DESCRIPTION

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 block work dado perimeter wall to circa 2.5m.

Each unit will have electrically operated roller shutter doors (4m x 5m), and a separate pedestrian access with glazed surround.

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

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



**COMPLETION DUE  
NOVEMBER 2025.**



## 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 property 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 McDonalds, Pizza Hut, Pizza Express, Nandos and Starbucks.

This development is located to the south east of Edinburgh city centre and close to the A1 and the Edinburgh City Bypass.



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



**FORT KINNAIRD IS HOME TO 75 RETAIL STORES.**

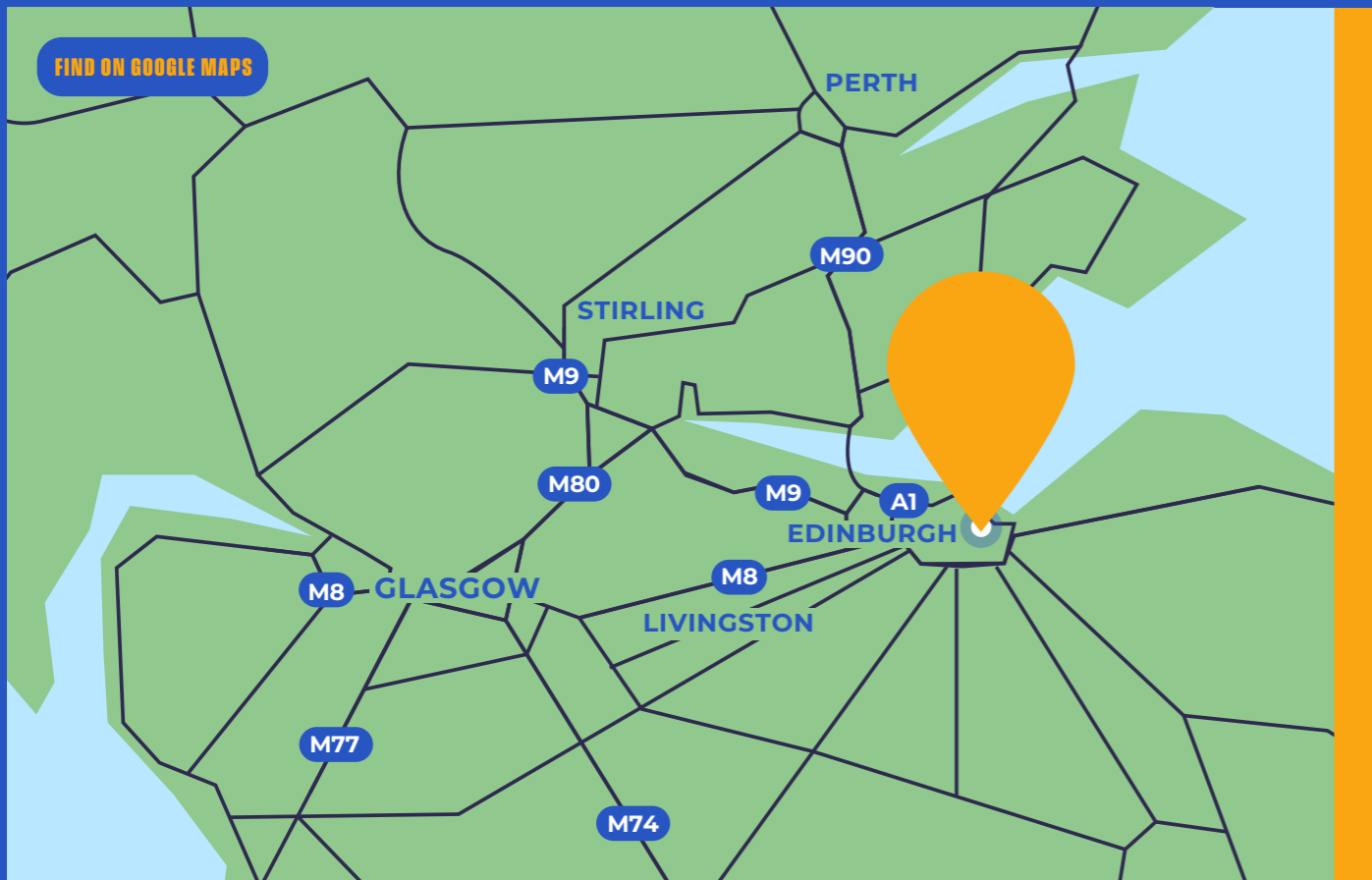


PHOTO TAKEN - 24/9/2025

CGI IMAGE



FIND ON GOOGLE MAPS



## TERMS

The units will be 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 will be assessed for rating purposes on completion.

## ENERGY PERFORMANCE CERTIFICATE

The units are expected to have an EPC rating of A on completion.

## 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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# Ryden

# CBRE

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