

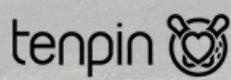
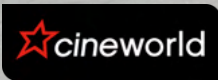
FountainPark

EDINBURGH EH11 1AF

TO LET

FITTED RESTAURANT/
LEISURE UNIT

Unit 2 – 4,001 sq ft (372 sq m)



location



City Centre

New Fountainbridge development including Moxy Hotel

Grove Street Student Accommodation
220 beds

Haymarket Railway Station

Fountainbridge - Resi
600 apartments

Hampton by Hilton Hotel
228 beds

Moda - The McEwan - 476 new homes

India Quay development site

Dundee Street Student Accommodation
634 beds

Boroughmuir High School

Orwell Terrace Student Accommodation
234 beds

Fountain Park

Cityheart Student Accommodation
778 beds

Fountain Park sits within one of Edinburgh's fastest growing districts over the last 10 years, with a concentration of new residential, hotel and educational developments surrounding the Leisure Park.

Unit 2 – restaurant / leisure unit extending to 4,001 sq ft
(372 sq m) adjacent to Cineworld.



1.5 miles

west of Edinburgh City Centre

500,000

people catchment

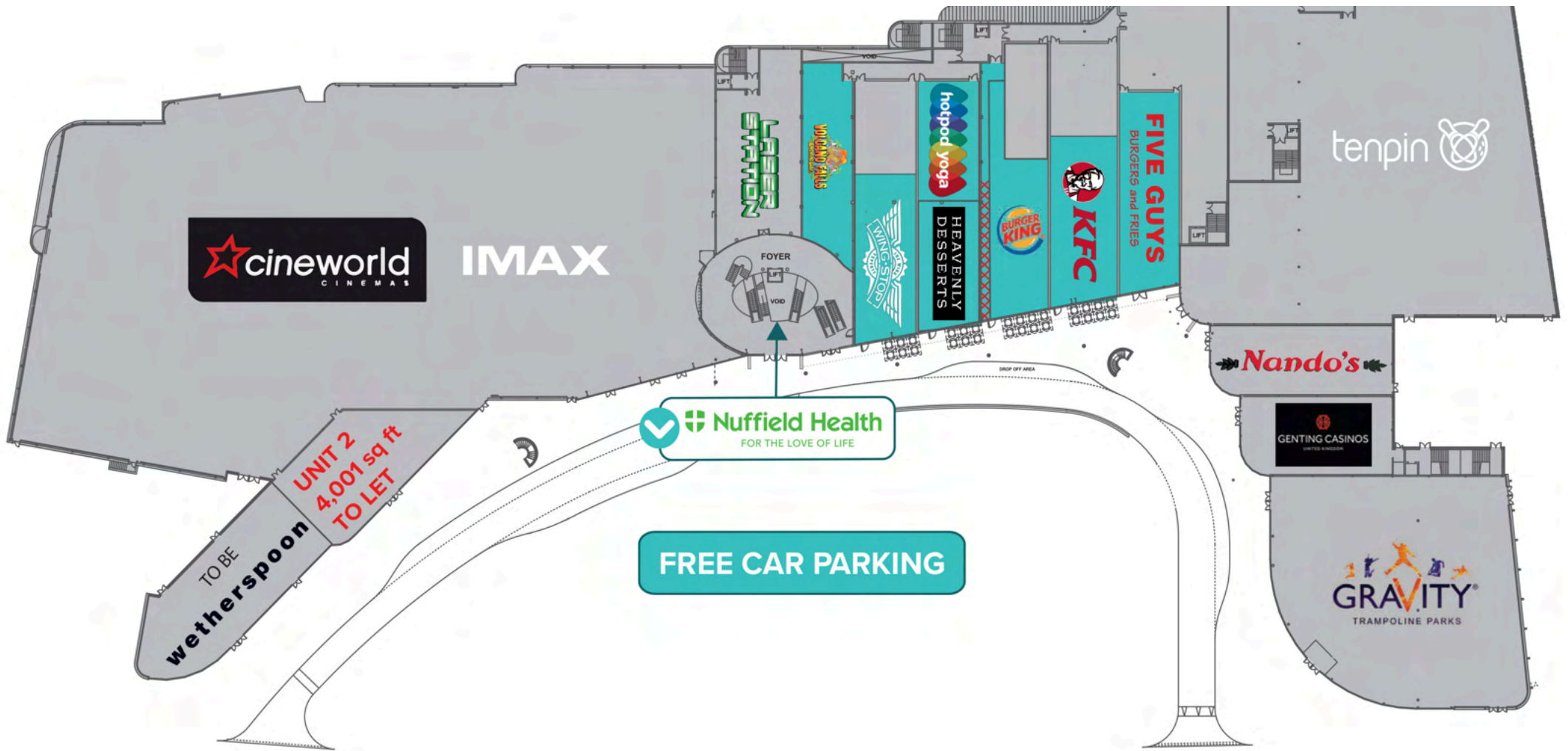


81% of visitors

are aged 16-44

**Over 2,000 student resident
units in the immediate vicinity**

**High school opposite home
to 1,600 pupils**



Home to Edinburgh's
most successful cinema
 13-screen IMAX



30,000 sq ft
 bowling centre



871 free car parking spaces



40,000 sq ft gym

lease terms

The property is available on a new lease from the landlord.

rent

On application

specification

Unit 2 has an existing restaurant fit out in situ - further details available on request.

service charge

Unit 2 - £35,075 pa (approx)

business rates

Unit 2 has a rated value of £73,300 with rates payable of approx £39,216 pa for 2026/27.

epc

Energy Performance Certificate available on request

All enquiries to Savills or our joint agents, CBRE

John Menzies

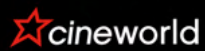
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February 2026