



New retail warehouse development

Adjacent to Scotland's No.1 retail park

A development by

B&Q
PROPERTIES LIMITED

Culverwell
PROPERTY CONSULTANTS

Newcraighall
E D I N B U R G H

47,500 sq ft in flexible unit sizes



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Location

Situated approximately 3.5 miles south east of Edinburgh city centre, Newcraighall is the prime out of town retailing location in Scotland. The site occupies a highly prominent position adjacent to the A1 which is the main vehicular route out of Edinburgh to the south.

At the heart of the area is Fort Kinnaird, a shopping park extending to around 600,000 sq ft featuring tenants such as Argos, Boots, Borders, Currys, Gap, H&M Hennes, HMV, Next, Toys 'R' Us and New Look. Marks & Spencer have recently opened a new 60,000 sq ft general merchandise store. Fort Kinnaird has been rated the Scotland's number one retail park and is visited by around 12 million people annually.

The Site

The B&Q site is positioned a short distance to the south of Fort Kinnaird shopping park and enjoys excellent visibility from the main road approaches to the centre.

This B&Q store is one of the top 10 UK performers (by sales and contribution) and is scheduled for a major refurbishment in 2008.

Description

B&Q Properties have planning for an extension to the existing scheme which will include substantial new space for third party occupation.

The development benefits from an open Class 1 (non food) retail consent. Flexible unit sizes can be offered to accommodate individual occupier's size requirements.

The new retail units will be constructed with an internal eaves height of 6.5m and there are no planning restrictions on the installation of mezzanines.

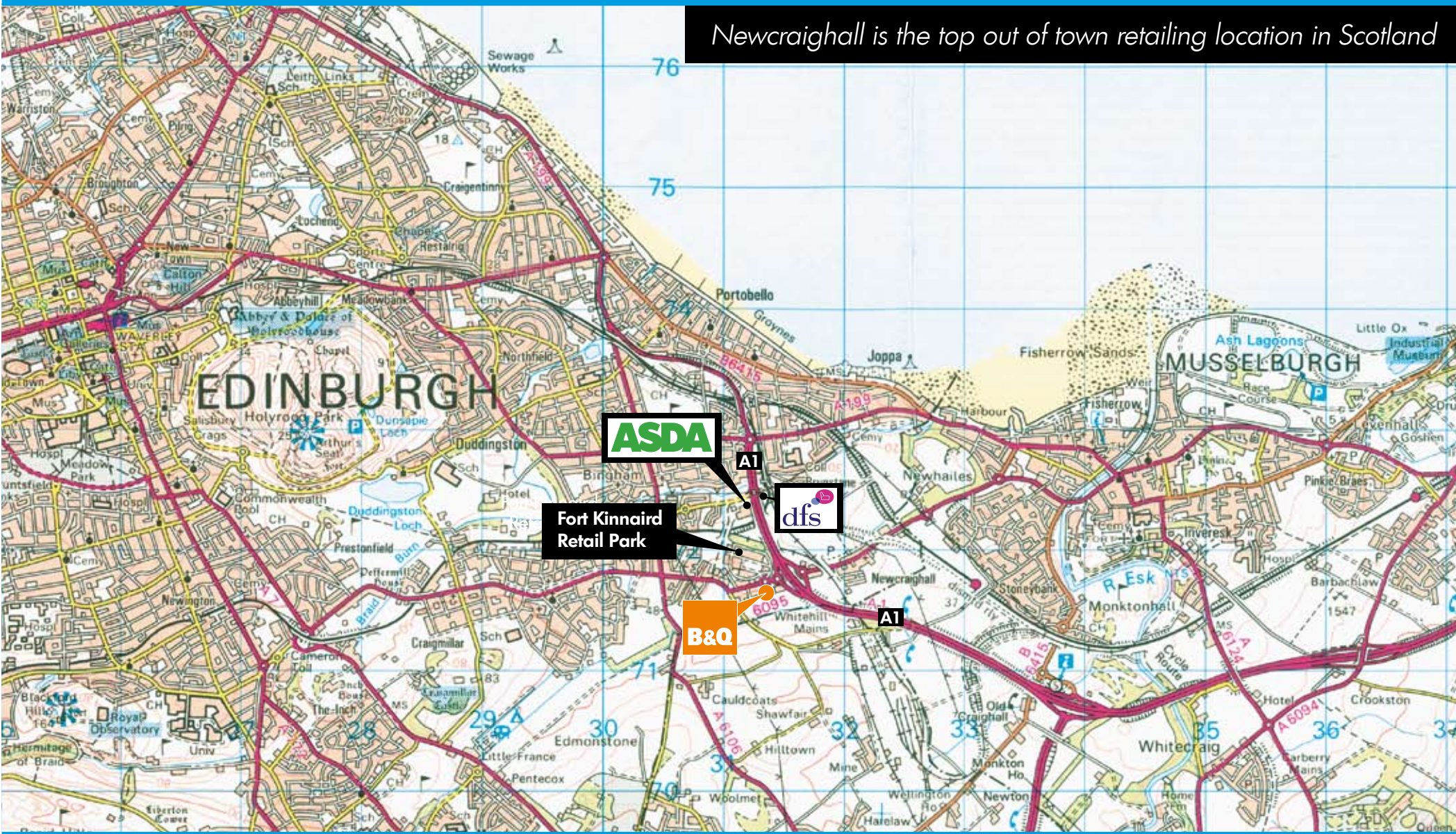
Lease terms

The new units are available on new FRI leases. A service charge will be payable in relation to common items of expenditure.

Rent

On application.

Newcraighall is the top out of town retailing location in Scotland



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Indicative Floor Areas		
Unit 1	8,880 sq ft	825 sq m
Unit 2	12,916 sq ft	1,200 sq m
Unit 3	25,715 sq ft	2,389 sq m
Total	47,511 sq ft	4,414 sq m

Unit sizes adaptable to suit occupier requirements



- New retail warehousing to be developed directly next to one of B&Q's top UK stores
- Adjacent to Fort Kinnaird, Scotland's largest retail park at around 600,000 sq ft
- Highly visible from the A1
- A total of circa 47,500 sq ft available in flexible unit sizes
- Open Class 1 (non food) planning consent with no mezzanine restriction

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