

MEADOWBANK RETAIL PARK

CENTRAL EDINBURGH – EH7 5TN

NEW
LETTINGS TO



home bargains



PLAY VIDEO

PRIME RETAIL WAREHOUSE UNITS

FROM 5,000 SQ FT TO 10,000 SQ FT

TENANT LINE UP



Location

Meadowbank Retail Park is easily accessible to the immediate catchment, with 493 customer car parking spaces on site and regular bus services to London Road.

Edinburgh is Scotland's Capital City and its principal, financial and administrative centre, housing both the Scottish Parliament and the Scottish Government.

The City has a population of 518,000 people and a regional population of over 1.6 million within the Fife and Scottish Borders catchment area. It is the most prosperous regional city in the UK and its workforce is one of the most highly educated. Edinburgh was visited by over 4.5 million people in 2022 according to Visit Scotland, with a £2.9 billion total spend by International and UK visitors in 2022.

Meadowbank Retail Park is located approximately 1 mile to the east of Edinburgh City Centre and fronts London Road, the main arterial route leading to the east from the City Centre. The Meadowbank area has seen significant residential development in recent years with many private new build, Student Accommodation and PRS developments being completed. There will be a further 700 homes delivered as part of the nearby Meadowbank Sports Centre regeneration.

Demographics



493 CUSTOMER CAR PARKING SPACES.



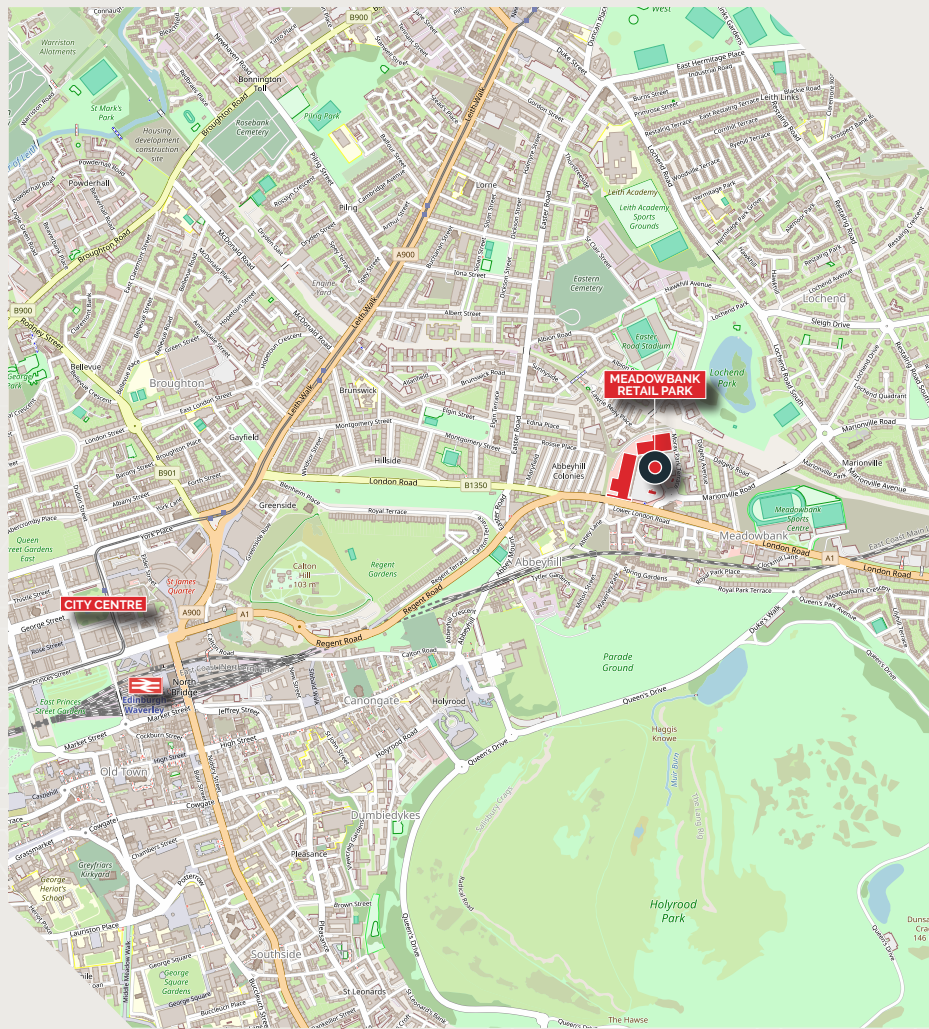
MULTIPLE BUS ROUTES IMMEDIATELY ADJACENT TO RETAIL PARK.



10 MINUTE CATCHMENT APPROXIMATELY 220,000 PEOPLE.



4.5M ANNUAL TOURIST VISITS TO EDINBURGH.







PRIME RETAIL WAREHOUSING UNITS : FROM 5,000 SQ FT - 10,000 SQ FT

MEADOWBANK RETAIL PARK | EDINBURGH | EH7 5TN

Norton Park

Service Area

Service Area

TO LET
UNIT 6

493 CAR PARKING SPACES

LONDON ROAD

DALGETY AVENUE

AREA SCHEDULE

UNIT	TENANT	SIZE (SQ.FT)
1	Sainsbury's	46,375
2	Poundland	7,525
3	Home Bargains	15,165
4	B&M Stores	10,036
5	Lidl	20,257
6	TO LET	10,032
7	Buzz Bingo	28,108
8	The Gym Group	14,085
9	KFC	2,898
10	Costa	1,800
SCHEME SIZE		156,281



NEARBY RESIDENTIAL DEVELOPMENTS

The area immediately surrounding Meadowbank Retail Park has seen a significant number of new-build residential developments completed in recent years, with over 1,500 new units now completed for private residential, student accommodation and PRS uses.

In addition, there are a further 700 new homes due to be delivered as the next phase of redevelopment of the nearby Meadowbank Sports Centre redevelopment. The completed developments and those due for completion soon are shown on the adjacent plan.

LEGEND:

- Meadowbank Retail Park
- Completed new-build developments.
- On-site / Future Consented Developments.



Letting Opportunities

Units are available from 5,000 sq ft (sub-division) to 10,000 sq ft. Please contact the letting agents for further information.

Rent

On application.

Rates

Further information can be provided upon request.

MEADOWBANK RETAIL PARK

8 MORAY PARK TERRACE, EDINBURGH EH7 5TN



Lease Terms

Our clients are seeking new FRI leases for a minimum term of 10 years.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

EPC

Further information can be provided upon request.

Viewing & Further Information

Please contact the joint letting agents for further information.

Coates & Co
Property Consultants and Chartered Surveyors

www.coatesandco.net

21 Abercromby Place
Edinburgh
EH3 6QE

Mark Dawson
Email: mark@coatesandco.net
Mobile: 07826 916 559

savills

12 Booth Street
Manchester
M2 4AW

Andy Hall
Email: andy.hall@savills.com
Mobile: 07876 442 525



PLAY VIDEO

DISCLAIMER:

Coates & Co nor Savills for themselves and for vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property; (3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT; (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order; (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

Date of publication: August 2024