

# NEW BUILD

## TRADE / WAREHOUSE UNITS

PENTLAND TRADE PARK, LOANHEAD EH20 9QH



UNIT SIZES RANGING FROM  
**5,000 TO 20,000 SQ FT**

- Design specification to be agreed
- Use classes 4, 5 and 6 permitted

## Location

The subject development is located on one of Edinburgh's most recognised and well established business locations benefiting from excellent transportation links and conveniently situated in close proximity to Loanhead and in turn Edinburgh City Bypass (A702) which connects Edinburgh and the surrounding areas via the A1, M8, M9 and A7. The proposed development will be accessed from both Straiton Road (A701) and Main Street.

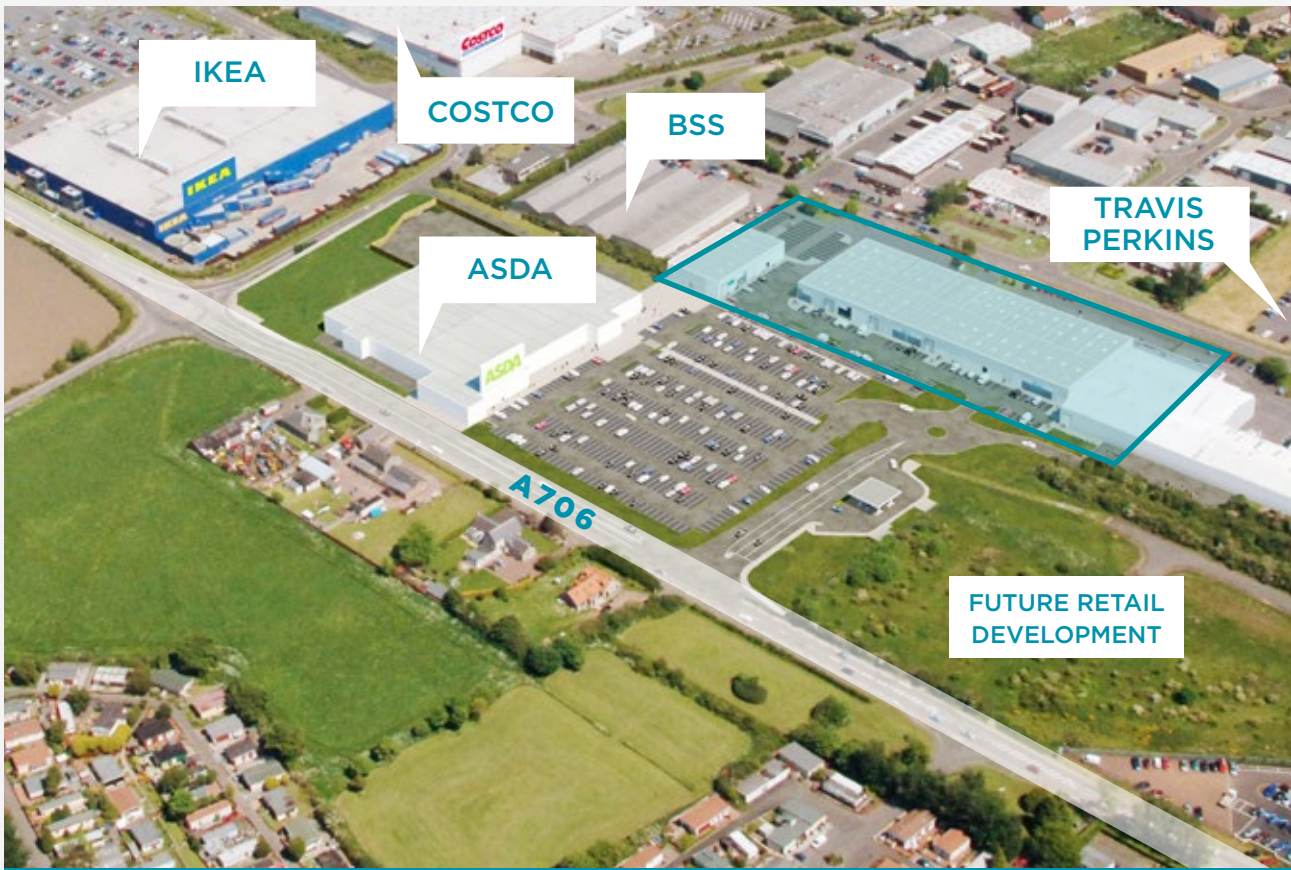
Pentland Industrial Estate lies within close proximity to both Bilston Glen Industrial Estate and Straiton Retail Park with neighbouring occupiers including ASDA, Costco, Marks and Spencer, Travis Perkins and Edmundson Electrical.

## Planning

For additional information on the proposed development the planning application number is 14/00688/DPP on the Midlothian Council website: [www.midlothian.gov.uk](http://www.midlothian.gov.uk)

## Planning Description

The site has permission for the erection of a mixed use development comprising Class 4 (business), Class 5 (general industrial) and Class 6 (storage and distribution) measuring in total 1.58 hectares (3.9 acres).



## Specification and design

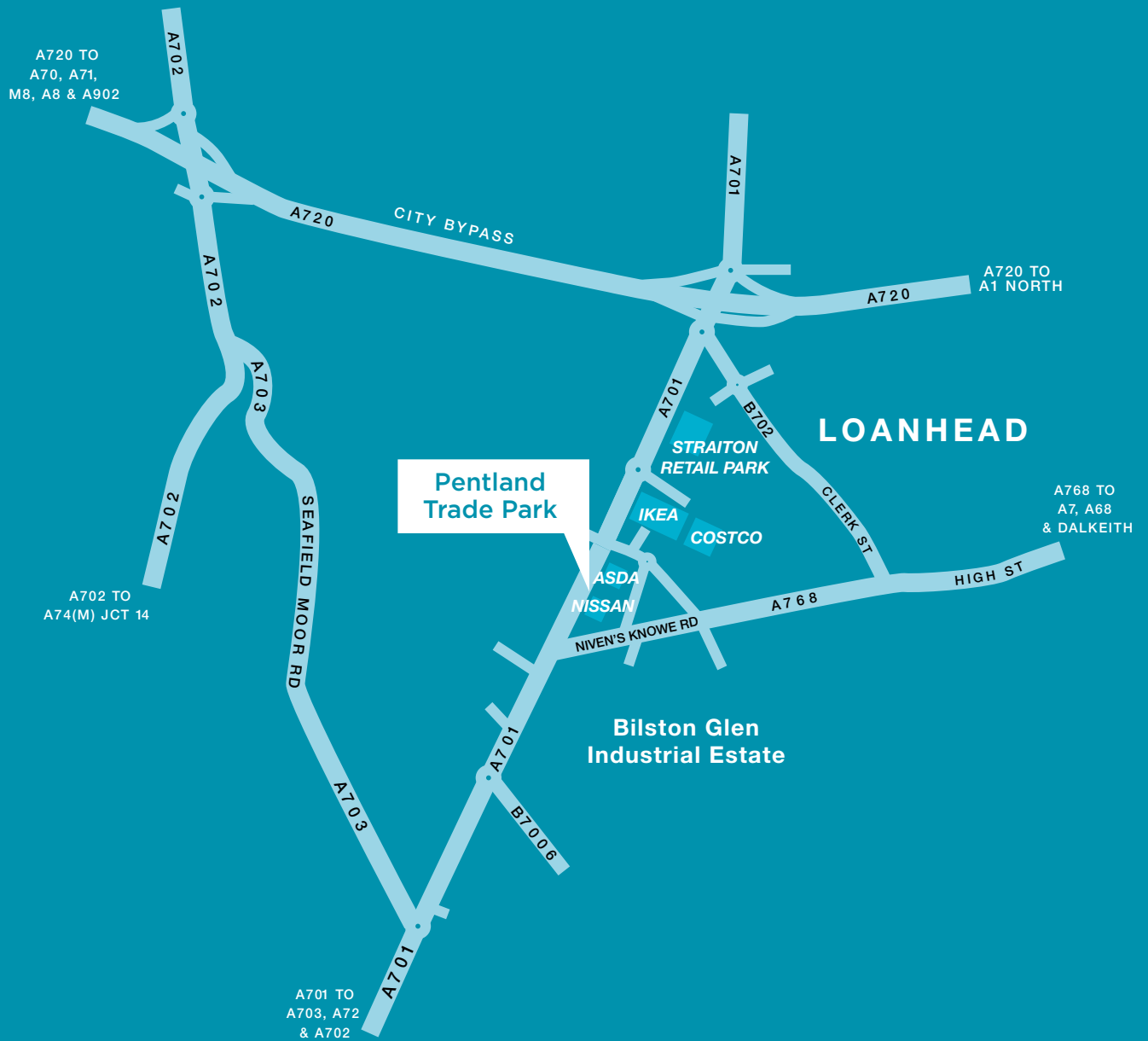
The attached illustration provides an indicative plan showing the general outline of the development however these plans can be adapted to suit specific tenant requirements. For more detailed information on the construction type and general specification, please contact the letting agents.



Proposed site layout



CGI image of proposed scheme



## Further Information

For further information and all enquiries please contact either of the joint letting agents:

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