



APPROACH

www.edi-approach.com

JUNCTION 1, M9,
NEWBRIDGE,
EH28 8SJ

Industrial Units

FROM 4,000-20,675SQFT
(375-1,920SQM)

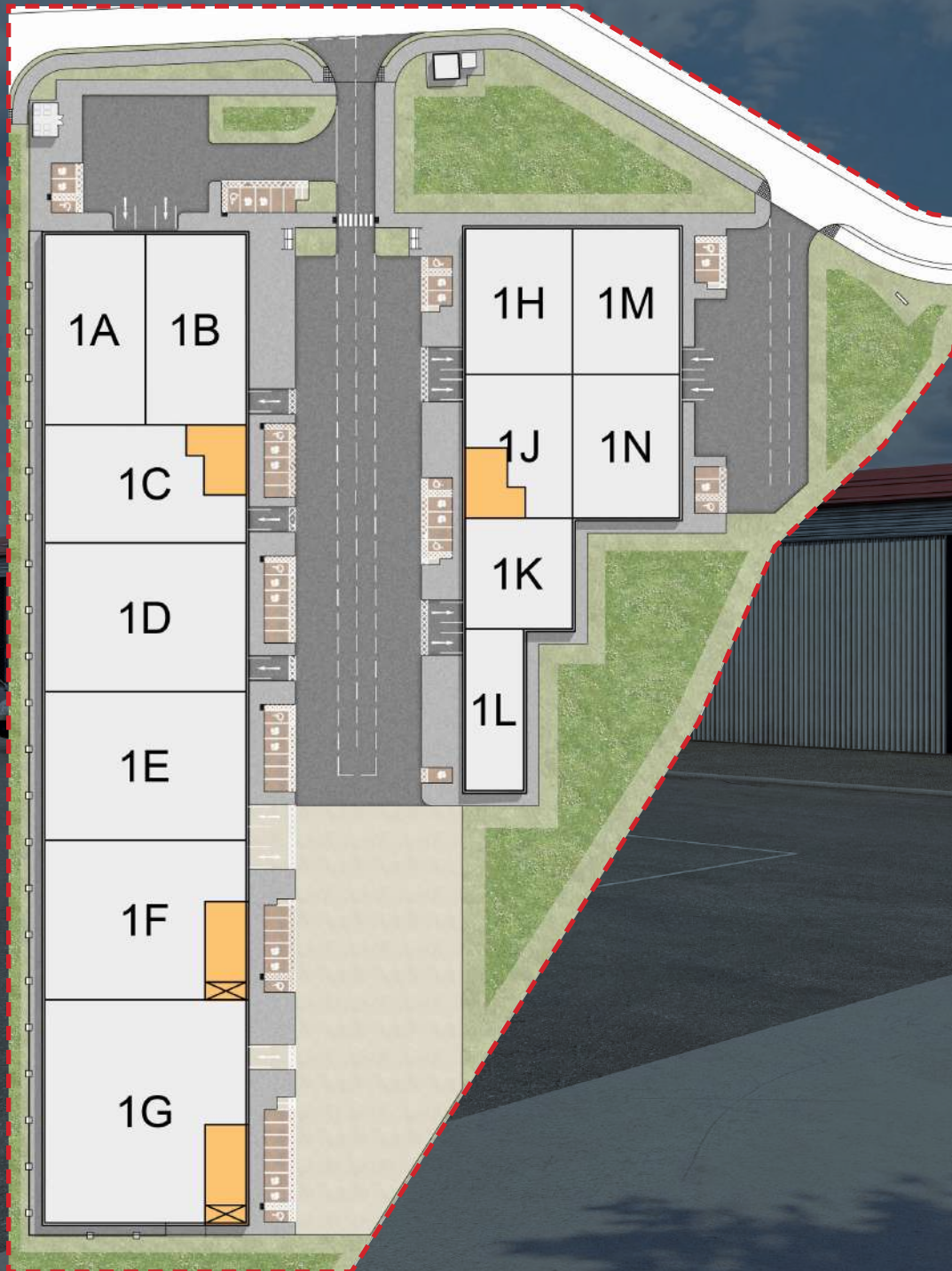


Available Q3 2026

Site Plan



Availability



Schedule of Accommodation **Block 1**

Unit	Size (Sq ft)	Size (Sq m)
1A	8,200	762
1B	8,000	743
1C	10,000	929
1D	12,500	1,161
1E	12,600	1,170
1F	15,550	1,445
1G	20,675	1,920
TOTAL	87,525	8,130

Schedule of Accommodation **Block 2**

Unit	Size (Sq ft)	Size (Sq m)
1H	6,600	613
1J	6,525	606
1K	5,050	469
1L	4,000	372
1M	6,500	604
1N	6,450	599
TOTAL	35,125	3,263

DEVELOPMENT TOTAL	122,650	11,393
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Edinburgh Airport
Where Scotland meets the world

Edinburgh Tram

City Bypass

Links to Edinburgh City Bypass

APC
overnight

DHL
Express

TARMAC
A C&M COMPANY

M8

Premier Inn

M9

Mercedes-Benz

Newbridge Roundabout

EDI
APPROACH

BATLEYS

TESLA

dpd

Bidfood Direct

SCOTTISH
FISH AND MEAT SERVICES

Edinburgh-Bathgate Rail Line

Edinburgh-Bathgate Rail Line



Connections



The premises will benefit from 100% rates relief for the first twelve months of occupation.





Specification



Floor Loading
50kN/m²



Minimum Clear Eaves Height
7m (Units 1A -1G) and 6m (Units 1H-1N)



Offices
4 x Units will be fully fitted with offices, WC and a kitchenette.



Power
3-Phase Low Voltage Power Supply to each unit



PV Panels
Rooftop PV system



Door Dimensions
One level access door (4m x 4.8m) per unit



Heating
All-electric air source heat pump for office areas providing heating and cooling



LED Sensor Lighting
Effective sensor lighting included



Workspace EV charging to each unit
Capacity for 14 additional / public EV charging points



Sustainability



BREEAM Rating
Excellent target rating



EPC Rating
'A' Rating Targeted



Green Travel Plan



Sustainable Construction Materials



Cycle Storage



Electrical Vehicle Charging



Landscaped Area



Smart Meters



Targeting Net Zero Carbon





Demographic

Around 70% of Scotland's population lives within the Central Belt. This means EDI is incredibly well situated to service the vast majority of Scotland's population while keeping costs of the last mile low.

OVER 540,000 PEOPLE IN EDINBURGH REACHED IN LESS THAN:

40 minutes

OVER 630,000 PEOPLE IN GLASGOW REACHED IN LESS THAN:

60 minutes

OVER 2,920,000 PEOPLE IN THE CENTRAL BELT REACHED IN LESS THAN:

90 minutes

2.58 MILLION

PEOPLE IN THE UK EMPLOYED IN LOGISTICS



£30,627

AVERAGE SALARY IN EDINBURGH



548,200

PEOPLE LIVING IN EDINBURGH



2.7 MILLION

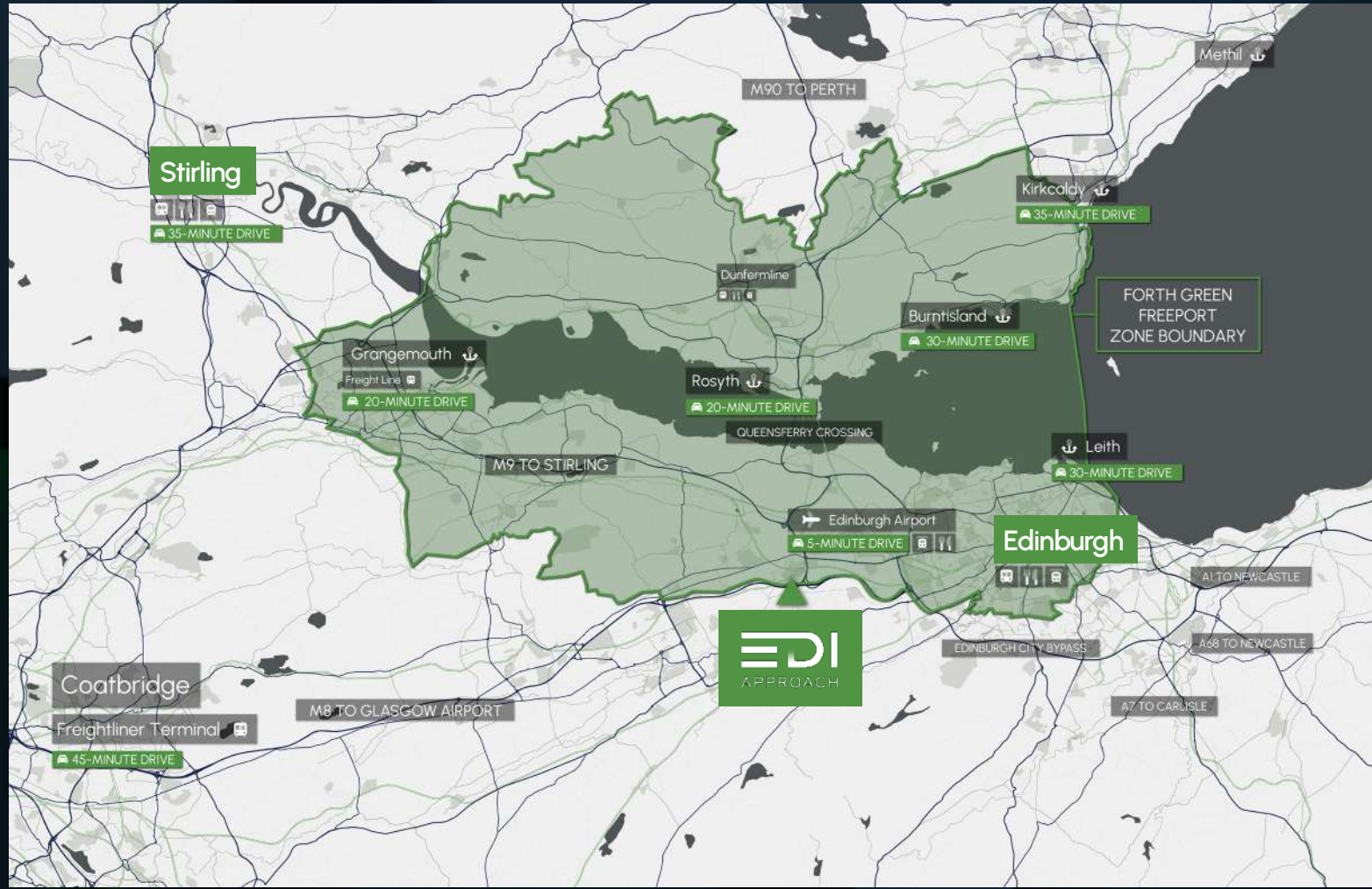
PEOPLE IN THE UK EMPLOYED IN MANUFACTURING





Drive times

EDINBURGH	10 MINS	MANCHESTER	3 HRS 50 MINS
GLASGOW	45 MINS	BIRMINGHAM	5 HRS
ABERDEEN	2 HRS	LONDON	6 HRS 40 MINS



- MAJOR FREIGHT PORTS
- MAJOR FREIGHT AIRPORTS
- FREIGHT RAIL LINE HUBS
- EDI APPROACH WITHIN FREEPORT ZONE

Development Programme







GSS DEVELOPMENTS

Ryden

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Scan here:

