



# DISTRIBUTION AND LOGISTICS

JUNCTION 1, M9,  
NEWBRIDGE,  
EH28 8SJ



 [www.edi-approach.com](http://www.edi-approach.com)

# Connected for the future

693,000 SQFT  
64,372 SQM

# Welcome to the future

EDI Approach is an exceptional opportunity for businesses looking for a strategic location from which to service Central Scotland.

and Edinburgh Airport. Multi modal links are close at hand via Grangemouth Port and Rail Freight Hub.

The development benefits from direct access to the motorway network, Edinburgh city centre

Units available from 4,000 sq ft to 300,000 sq ft with bespoke design and build options.

Industrial & Logistics Space

UP TO 693,000 SQ FT

Distance to Forth Port

12 MILES

Distance to M8

1 MILE

Distance to Edinburgh Airport

2.5 MILES

Economic Growth of Edinburgh

+5.5% 2021-2022

Population Growth of Edinburgh

1.09% INCREASE FROM 2022



Edinburgh Airport  
*Where Scotland meets the world*

Edinburgh Tram

City Bypass

Links to Edinburgh City Bypass

M8

Newbridge Roundabout

Premier Inn

M9

Mercedes-Benz

EDI  
APPROACH

APC  
*we're right*

DHL  
EXPRESS

TARMAC  
A GIB GROUP COMPANY

BATLEYS

TESLA

dpd

Bidfood  
*Inspired by you*

SCOTT'S  
*THE AUTHENTIC CLASSIC*

Edinburgh-Bathgate  
Rail Line

# Our Proposition

EDI Approach is located off Old Liston Road, South West of Newbridge, Edinburgh, EH28 8SJ, and is a sustainable, aptly placed development serving the capital and country in the distribution and logistics sectors.

The well-known site sits within easy reach of Edinburgh Airport and is connected nationally via road networks with easy access to the M8, M9, M90 and the Edinburgh City Bypass from the location.



## The Masterplan

Application for planning permission in principle for the erection of a logistics, business and industrial development, related uses including EV charging hub (Use Classes 4, 5, 6 and Sui Generis), together with ancillary development, associated access, infrastructure, landscaping and to improve local amenities.

The site comprises 24.9 hectares / 61.5 acres, which is envisaged will be able to accommodate units ranging from 4,000 sq ft to 300,000 sq ft.

Furthermore design and build opportunities and plot-by-plot sales will also be considered.

Plot 1	122,650 sq ft	Plot 5	50,000 sq ft
Plot 2A	75,000 sq ft	Plot 6	60,000 sq ft
Plot 2B	75,000 sq ft	Plot 7	56,000 sq ft
Plot 3	60,000 sq ft	Plot 8	100,000 sq ft
Plot 4	120,000 sq ft		

100% rates relief for the first 12 months.

# Your Location

The location of EDI Approach is situated perfectly on the outskirts of Scotland's Capital, Edinburgh.

EDI Approach's situation means that connectivity to Scotland's largest ports, airports & main roads is its strongest asset and one that allows for exceptional logistical reach and potential. Driving routes to Forth Ports, Edinburgh Airport, the M8 & M9 are all within a half-hour drive, though in some instances as little as 10 minutes. Please enjoy the map that follows to have a clearer view of this.

Neighbouring businesses include the likes of DHL, DPD, Tesla & The Luxury Car Village making any business feel at home in this bustling location.

Edinburgh continues to be one of the world's most livable cities, ranking 15th happiest globally in 2024 with 'golden status' for mobility, environment, and quality of life. EDI Approach has a wide array of public transportation links via, trams, buses and green cycle routes allowing for swift workforce access.



DIRECT M8 & M9 ACCESS



WELL KNOWN NEIGHBOURING LOGISTICS COMPANIES



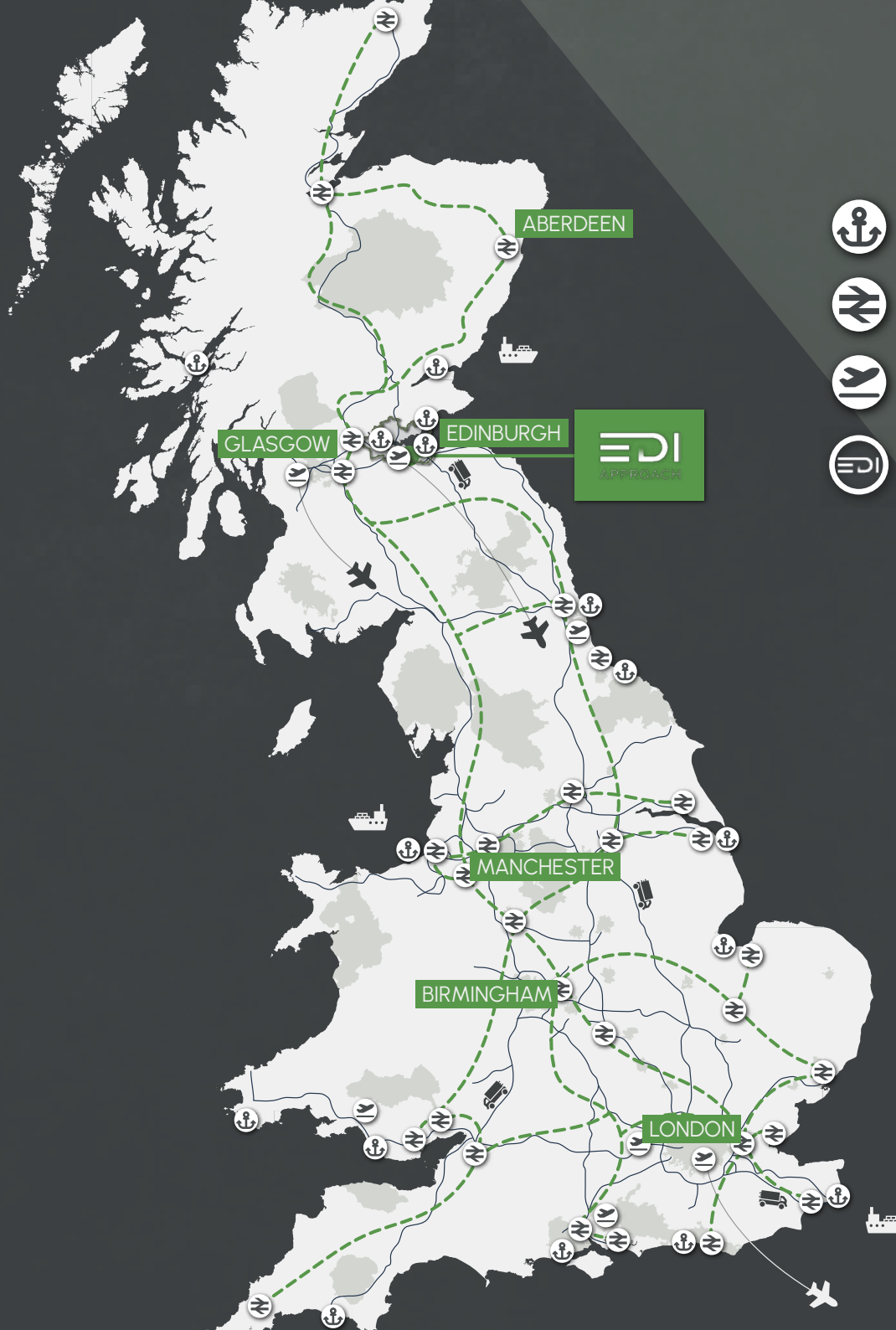
NEARBY TRANSPORT LINKS



EDINBURGH AIRPORT WITHIN A 5 MINUTE DRIVE



WIDE RANGE OF LOCAL AMENITIES



MAJOR FREIGHT PORTS



FREIGHT RAIL LINE HUBS



MAJOR FREIGHT AIRPORTS



EDI APPROACH WITHIN FREEPORT ZONE

**DRIVE TIMES FROM EDI APPROACH:**

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

# Market Snapshot

Scotland traded (imports and exports) over £64.9 billion worth of goods in 2023, 54% of which were exports. Of the £35.1 billion in international goods exports, £19.1 billion (54%) were destined for countries within the EU, highlighting strong trade links across Europe. The top five international destinations for Scottish goods exports in 2023 were the United States, Netherlands, Germany, France, and China.

(Source: Logistics UK – Logistics: Underpinning Scotland's Economy 2024, using Scottish Government trade statistics)

# Forth Green Freeport

EDI sits within the Forth Green Freeport catchment area. Freeports are areas within the UK's borders where different economic regulations apply. The establishment of Freeports will encourage/promote regeneration through the creation of highly skilled jobs within the port areas along with ensuring sustainable economic growth and regeneration of the communities that need it most.

Local economies will benefit from growth as tax measures look to drive private investment with planning reforms facilitating the construction and improvement of local infrastructure.

The Scottish and UK governments propose measures to incentivise eligible businesses within the Freeport areas such as:

- Land and Building Transaction Tax Relief
- Enhanced Structures and Buildings Allowance
- Enhanced Capital Allowances
- Employer National Insurance Contributions
- Rate Relief and Non-Domestic Rates Relief

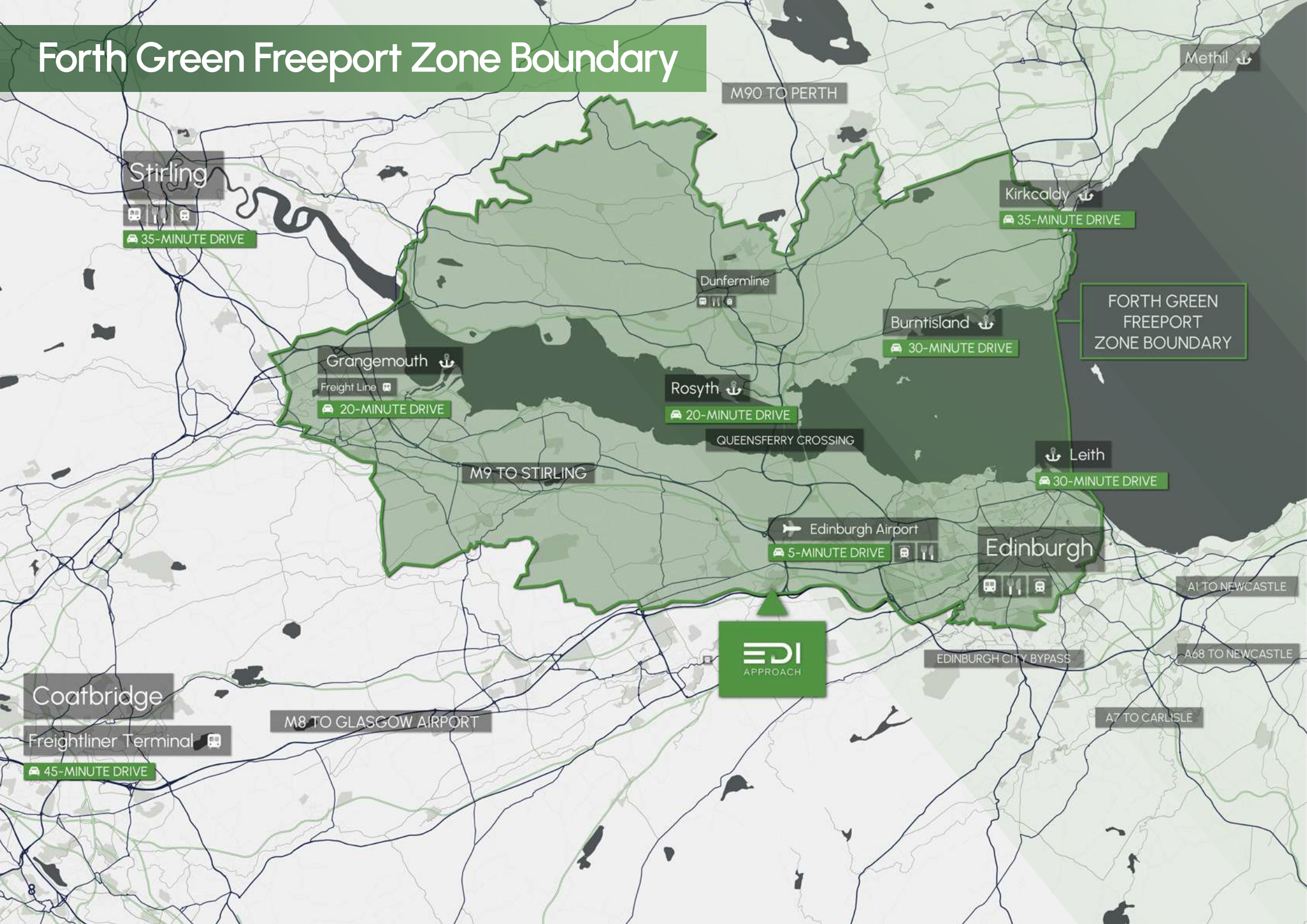
(Source: <https://forthgreenfreeport.com/>)



## TONNES OF FREIGHT BY MODE 2023/24

(SOURCE: SOURCE: SCOTTISH TRANSPORT STATISTICS 2023 AND THE NATIONAL TRANSPORT STRATEGY MONITORING REPORT 2024.)

# Forth Green Freeport Zone Boundary



# Your Demographic

Around 70% of Scotland's population lives within the Central Belt, making logistics, warehousing, and transport operations there especially impactful and cost-efficient.

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 2,900,000 PEOPLE IN THE CENTRAL BELT REACHED IN LESS THAN:  
**90 minutes**

(Source: Scottish Government (2023) – National Planning Framework 4, Section on Scotland's Cities and Regions)

**200,000**

OVER 200,000 PEOPLE EMPLOYED IN LOGISTICS ROLES ACROSS SCOTLAND - EQUATING TO AROUND 7.8% OF THE SCOTTISH WORKFORCE.



**£38,500**

AVERAGE SALARY IN EDINBURGH



**523,250**

PEOPLE LIVING IN EDINBURGH



**7%**

MANUFACTURING EMPLOYMENT: MANUFACTURING MAKES UP ABOUT 7% OF TOTAL EMPLOYMENT IN SCOTLAND.



(SOURCE ONS - ANNUAL SURVEY OF HOURS AND EARNINGS)

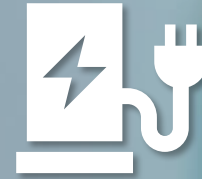
# Our Sustainability

At EDI, sustainability will be the standard.

Benefit from a high standard specification of bespoke design and build options in every unit. Our approach to every build achieves both BREEAM 'Excellent' and an EPC rating of 'A' to prioritise energy efficiency and reduce operating costs.



PV PANELS



EV CHARGING



LED SENSOR LIGHTING



GREEN TRAVEL PLAN



OUTDOOR RELAXATION AREAS



CYCLE PATHS & WALKWAYS



EPC A

**BREEAM<sup>®</sup>**

**'EXCELLENT'**

**A (0-25)**

**EPC rating of 'A'**

## *Bus Connections*

EDI Approach is served by the 63 bus route from adjacent Parkside. Additional routes connect from nearby Old Liston Road including the 18, X18, X24, X25, X38 and X51.

The Intercity buses 900, 909 and AIR can be found at Lochend Road, less than 800m from the site.



GSS DEVELOPMENTS

**Ryden**

**Alan Herriot**

Email: alan.herriot@ryden.co.uk

Call: 0131 473 3382

Mobile: 07880 722 326

**Cameron Whyte**

Email: cameron.whyte@ryden.co.uk

Call: 0131 473 3320

Mobile: 07789003148

**Colliers**

**Lewis Pentland**

Email: lewis.pentland@colliers.com

Call: 0131 240 7523

Mobile: 07748 704 734

Scan here:

