

DEVELOPMENT SITE – FOR SALE THE JEWEL, EDINBURGH, EH15 3AR



- Strong location circa 4 miles east of Edinburgh City Centre
- Situated adjacent to the A1 trunk road
- Good road links
- Adjacent to Kinnaird Shopping Park
- Adjoining a modern residential development
- Situated on a number of popular bus routes.

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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LOCATION

Edinburgh is Scotland's capital city and its principal financial and administrative centre housing both the Scottish Parliament and the Scottish Government. Edinburgh is recognised as a globally important business centre.

The city has a population of 487,500 people and a regional population of 1.6m within the Fife and Scottish Borders catchment area.

As a city Edinburgh has a second highest gross value added per resident at £38,000 compared to the average of £20,699.

SITUATION

The site which extends to circa 1.7ha/4.43 acres is located approximately 4 miles east of Edinburgh city centre and just off the Milton Link roundabout and the A1 trunk road which provides the principal main route heading east from Edinburgh as well as connecting to the A720 Edinburgh by-pass connecting to the south.

The site is situated in an area of mixed land use including residential to the west and north with **DFS**, **Carpentright** and **The Range** situated to the east as well as **Fort Kinnaird Shopping Park** located directly to the south.

DESCRIPTION

The site is relatively flat and it is considered that direct access may be taken from The Jewel subject to agreement with the highways authority.

The site is connected by a foot-bridge to Fort Kinnaird Shopping Park.

PLANNING

The site sits within the wider "urban area" and is zoned as "open space" in the adopted Edinburgh Local Development Plan.

PROPOSALS

Proposals are invited from Developers or potential occupiers. The site owners are flexible in their approach to disposal including consideration of developers proposals for development to include residential, retail and commercial.

TENURE

Absolute ownership (equivalent to English Freehold).

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT.

VIEWING

The site is available to view without making formal arrangements. It would be appreciated if interested parties would notify the selling agents of their interest prior to visiting the site. Under no circumstances should any enquiries on the site be directed to personnel within the Asda Superstore.

OFFERS

Offers to purchase or proposals for development are invited and should be addressed to the following:

- Bob Fisher
- Tel : 0131 240 7522
- Email : bob.fisher@colliers.com

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