SCHEDULE OF UNIT AREAS

<table>
<thead>
<tr>
<th>UNIT</th>
<th>TO LET</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNIT 1</td>
<td>1,250</td>
<td></td>
</tr>
<tr>
<td>UNIT 2</td>
<td>1,250</td>
<td></td>
</tr>
<tr>
<td>UNIT 3</td>
<td>1,250</td>
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<tr>
<td>UNIT 4</td>
<td>1,250</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>5,000</td>
<td></td>
</tr>
</tbody>
</table>

UNITS FROM 1,250 SQFT TO 5,000 SQFT
Available to Pre-Let

CRAIGMILLAR SHOPPING CENTRE – NIDDRIE MAINS ROAD – EDINBURGH

www.biggartandco.co.uk
0141 248 3958
CRAIGMILLAR SHOPPING CENTRE – NIDDRIE MAINS ROAD – EDINBURGH

UNITS TO LET
CRAIGMILLAR SHOPPING CENTRE– NIDDRIE MAINS ROAD – EDINBURGH

UNITS FROM 1,250 SQFT TO 5,000 SQFT
Available to Pre-Let

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& Company

bennett.
+44 (0) 151 706 0222
CRAIGMILLAR SHOPPING CENTRE – NIDDRIE MAINS ROAD – EDINBURGH

UNITS TO LET

UNITS FROM 1,250 SQFT TO 5,000 SQFT
Available to Pre-Let

www.biggartandco.co.uk
0141 248 3958
Some existing trees could be retained at the front of the proposed foodstore.

Better pedestrian and cycle connection to Castlebrae Business Centre.

Careful traffic management at Niddrie Mains Road.

Community involvement in uses for linear greenspace.
CRAIGHMILLAR SHOPPING CENTRE – NIDDRIE MAINS ROAD – EDINBURGH

UNITS FROM 1,250 SQFT TO 5,000 SQFT
Available to Pre-Let

www.biggartandco.co.uk
0141 248 3958

UNITS TO LET
KINNAIRD PARK RP

TO CITY CENTRE

TRAVEL DISTANCES
Glasgow 53 miles
Stirling 45 miles
Livingston 24 miles
Perth 56 miles
Aberdeen 140 miles

SAT NAV: ?

Biggart & Company
0141 248 3958

bennett.
+44 (0) 151 706 0222
LOCATION

The development occupies a highly prominent location on the north side of Niddrie Mains Road (A6095) within Craigmillar town centre.

Craigmillar is approx. 3 miles to the south east of Edinburgh city centre with Fort Kinnaird Shopping Park and access to the A1 short distance away east at Newcraighall which connects with the Edinburgh City By-pass (A720).

BACKGROUND

Parc Craigmillar is the regeneration company promoting the £60M Town Centre development to deliver a sustainable and balanced community. There are already 500 new homes built and occupied, with 115 currently under construction and an additional 500 either contracted or in legals all for completion over the next few years.

DESCRIPTION

Home Bargains and Lidl and will be commencing construction of 20,000 sq ft and 22,000 sq ft stores respectively, with completion programmed for Q4 – 2016.

New retail unit leasing opportunities for units of 1,250 – 5,000 sq ft for non-food uses.

The new-build retail units will form part of a retail terrace with 311 free car spaces, and are available on new FRI lease subject to 5 yearly rent reviews.

UNITS FROM 1,250 SQFT TO 5,000 SQFT

FOR FURTHER INFORMATION

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