



Dalkeith

Site Plan – For indicative purposes only

# Site For Sale

## Thornybank, Dalkeith

- 5.26 Ha (13 acre) site
- Highly prominent roadside location
- Situated on the edge of Dalkeith
- Adjacent to existing industrial accommodation
- Zoned for Class 4 or Class 5 use



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## Location

Dalkeith is Midlothian's largest town and administrative centre with a current population of approximately 12,000 people. It is positioned to the south east of Edinburgh and the city bypass with a strong, highly educated labour pool within its catchment area. The "South Eastern Wedge" has been allocated for strategic development which includes Shawfair Business Park located a short distance from the busy Sheriffhall Roundabout.

Thornybark is located approximately 1.5 miles to the northeast of Dalkeith town centre in close proximity to the established residential areas of Thornybark and Woodburn. The 13 acre site is on the corner of the B6414 and Salters Road approximately 50 metres from the A6094 which provides access to Dalkeith and then to the city Bypass via the A68. In the opposite direction, the A6094 links with Whitecraigs and the A1.

Over 5,700 new homes have recently been allocated within the adopted Local Plan for Midlothian which shall provide access to a greater labour force within the region. In excess of 1,000 of these homes have been allocated in Whitehill, Wester Cowden, Thornybark and North Thornybark which lie in the immediate vicinity of the subject site.

## Description

The 13 acre former Forrest Furnishing Manufacturing and Distribution Plant occupies a position with high visibility fronting onto Salters Road and the B6414. It is accessed by means of a large entrance positioned on the B6414 and currently contains a building of approximately 100,000 sq ft which is due to be demolished. The site lies in close proximity to Thornybark Industrial Estate which includes operators such as Charles Letts & Co Stationers, Financial Times Diaries, Amber Chauffeur Drive and JSB Executive Travel.

## Planning

The site is zoned for Class 4/5 Business and Industrial use within the Finalised Local Plan.

## Freehold

Offers are invited for the heritable interest in the site. Further information may be obtained via the sole letting agents.

## Legal Costs

Each party is responsible for their own legal costs incurred with any potential purchaser being responsible for any stamp duty, land tax, recording dues and VAT as applicable.



Location Plan Map



Site Boundary – For indicative purposes only

For further information or to arrange a viewing please contact:

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