

TO LET

Commercial Development Opportunity Peffer Place, Edinburgh, EH16 4BB

- Approximate Area 3.32 acres (1.34 hectares)
- Detailed Planning permission for 17 Industrial Units
- Total GIA of 4,400 m² (47,361 sq. ft.)

*** CLOSING DATE 12 NOON, THURSDAY 24TH SEPTEMBER ***



Location

The site is located on Pepper Place, situated within the Craigmillar area of Edinburgh, approximately 2.5 miles south-east of the city centre. The location provides convenient access to the A1, Edinburgh City Bypass (A720) and the wider Scottish motorway network. The surrounding area comprises of a mix of industrial, trade, storage, workshop and business occupiers.

Description

The site extends to approximately 3.32 acres (1.34 hectares) and is currently configured around an existing terrace of three modern industrial units. The site also has full planning consent and a building warrant for the construction of 17 industrial/ business units with a total Gross Internal Area of 4,400 m² (47,361 sq. ft.), 31 parking spaces, and the formation of two new access roads into the site.

Services

It is understood that the site benefits from electricity, mains water and drainage connections however, any incoming tenant may be required to have services installed at their own cost.

Terms

The site is offered on a long-term ground lease for a term to be agreed, with a minimum duration of 125 years. In addition to the lease terms, the Council will receive 15% of the gross rental income achieved from the completed development.

Planning

The planning reference to the view the detailed planning application is 23/06454/FUL. The Council has information in respect of the planning application that can be made available for information (but not for reliance).

Applicants must satisfy themselves as to any planning requirements by contacting the Council's Planning department at planning@edinburgh.gov.uk or (0131) 529 3550.

Fees

The incoming tenant will be expected to pay the Council's reasonably incurred legal costs plus a Corporate Property Fee of £25,000. The incoming tenant will be responsible for any Land and Buildings Transaction Tax and registration dues where applicable.



Contact/Viewing

For more information or to arrange a viewing please contact: Greg Manson, Estates Surveyor on 07860920024 or at greg.manson@edinburgh.gov.uk

Details for submitting offers

- Notes of interest should be registered with the Council's Surveyor using the contact details above in order that interested parties may be advised of a closing date.
- When a closing date is set all offers must be received by 12 noon on the closing date. The Council will not accept late offers under any circumstances.
- Offers must be submitted using an Offer to Let Form and sent by email to offers@edinburgh.gov.uk
The subject line of the email should state 'Closing Date Offer – Pepper Place' to ensure it is recorded as a formal offer. No emails will be read until the closing date has passed.
- An email acknowledgement will be issued on receipt of the offer. You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date
- Hand delivered offers and offers by post will not be accepted
- The Council does not bind itself to accept the highest or any offer.
- Prior to submitting an offer, you are strongly recommended to take appropriate professional advice.
- The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.

IMPORTANT NOTICE: The City of Edinburgh Council (CEC) give notice that: 1. They are not in a position to give any warranties in relation to the property either here or elsewhere. CEC assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and The City of Edinburgh Council have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. *Date of publication September 2026.*