

FOR SALE/ MAY LET

INDUSTRIAL UNIT / DEVELOPMENT OPPORTUNITY

Located within the extremely popular
Midlothian commuter town of Dalkeith

Inviting offers over £2,000,000

Rent on application

Large industrial premises with secure
yard

Rare opportunity to acquire significant
holding in a rapidly developing area

Site extends to 6.4 acres (2.59
hectares)

Easily accessible to major road
networks, including the A1, A68 M8 &
M9



WHAT 3 WORDS



3 THORNYBANK, DALKEITH, EH22 2NQ

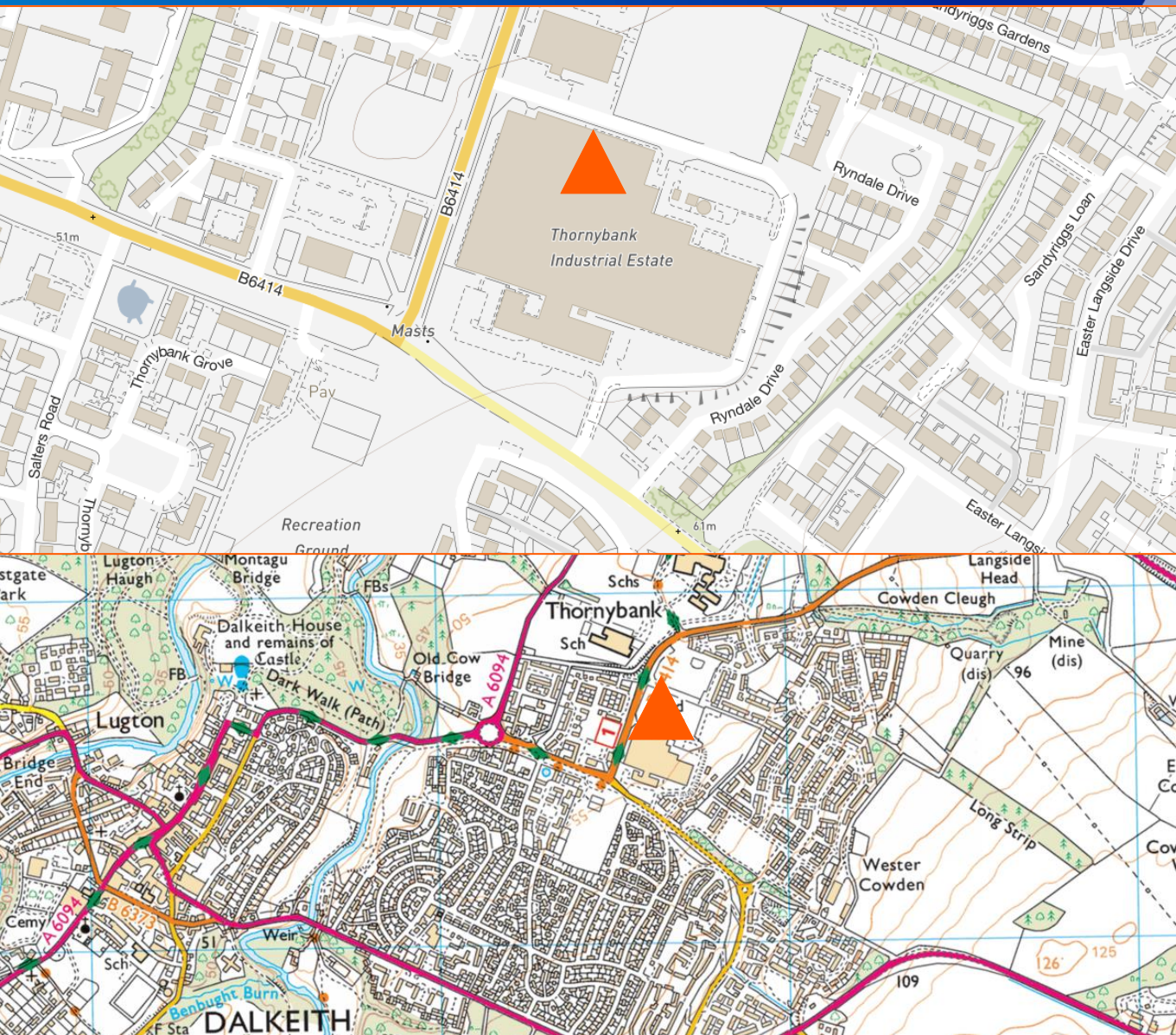
CONTACT: Emily Anderson emily.anderson@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk





Location

3 THORNYBANK, DALKEITH, EH22 2NQ



Location

Dalkeith is a well-established commuter town in Midlothian, strategically positioned just off the A7 trunk road, one of the principal arterial routes carrying high volumes of traffic south from Edinburgh via the city bypass towards the Scottish Borders and the Scottish/English border.

The town benefits from excellent connectivity, lying approximately ¼ mile southeast of the Edinburgh City Bypass at Sherriffhall, 2 miles north of Newtongrange, and around 7 miles southeast of Edinburgh City Centre. The subjects are situated on Salters Road, approximately 1 mile northeast of Dalkeith town centre.

Traditionally an industrial hub, Salters Road and its surroundings have undergone significant transformation, with substantial recent residential and commercial development contributing to a vibrant mixed-use neighbourhood. Planning applications have been submitted for further housing development to the rear of the site, reinforcing the area's ongoing growth and appeal. Nearby commercial occupiers include major national and regional brands such as Aldi, Sainsbury's, and The Edinburgh Boiler Company, underlining the area's increasing prominence as both a residential and commercial destination.

Rare opportunity to acquire significant holding



GOOGLE
MAPS



Description

3 THORNYBANK, DALKEITH, EH22 2NQ



Description

The subjects comprise an extensive manufacturing and distribution facility extending across a well-configured site of approximately 6.4 acres, offering a blend of industrial units, office accommodation, and comprehensive staff facilities.

The office and staff accommodation, located to the south elevation, is brick-built with a flat felt roof, arranged over the ground and first floors, and includes a reception area, a range of offices, meeting spaces and a large canteen. The factory is located to the north of the site & is of steel portal frame construction, incorporating part brick and part profile metal clad walls, under a series of 7 pitched roofs with translucent light panels supported by LED & fluorescent strip lighting.

Internally, the property is primarily open plan with temporary office pods, WC facilities and breakout areas. The factory is internally connected to the office. The property benefits from a sprinkler system, electric roller shutters & comfort cooling/heating system. The site benefits from a 30% car parking and loading provision, supporting both staff and logistical operations efficiently.

This site presents a rare opportunity to acquire a significant holding in a rapidly developing area.



Description

3 THORNYBANK, DALKEITH, EH22 2NQ





Price

Offers over £2,000,000 are invited for the freehold interest.

Clean offers are preferred.

Rent

Rent on application.

Rateable Value

The subjects will require to be reassessed upon site split & occupation on the new owner / occupier.

Please note that a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

Accommodation

ACCOMMODATION	SqM	SqFt
Manufacturing facility	11,330	121,959
Offices & staff facilities	2,620	28,197
TOTAL	13,950	150,156

Site Area	Acre	Hectare
	6.4	2.59

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Planning

The site is zoned as employment land (Class 4 & 5);

Midlothian Council Employment Land Audit - 2025

https://www.midlothian.gov.uk/download/downloads/id/5436/midlothians_employment_land_audit_2025.pdf

Demolition of some or all of the building can be discussed should this be required.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Emily Anderson

Emily.anderson@shepherd.co.uk



Hannah Barnett

Hannah.barnett@shepherd.co.uk

Shepherd Chartered Surveyors

12 Atholl Crescent, Edinburgh, EH3 8HA

t: 0131 225 1234



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](https://www.shepherd.co.uk)