



LADYWELL HOUSE

Ladywell Road, Corstorphine, Edinburgh, EH12 7TB



Knight
Frank



FOR SALE: EXISTING OFFICE / PRIME EDINBURGH DEVELOPMENT OPPORTUNITY

LADYWELL HOUSE





Prime site in Edinburgh with outstanding connectivity – strategically located with easy access to Edinburgh city centre and key transport routes across Scotland



- Predominantly vacant mini office campus comprising 4 blocks of 3 to 5 storey interconnecting buildings
- Ladywell House boundary area – 1.50 acres (0.609 hectares)
- Existing building totals 54,622 sq ft NIA
- Office currently let in part to Partners of Ladywell Medical Centre (expiring May 2031)
- Surface car parking available
- Pre-app planning process completed based on residential redevelopment
- Formal pre-app feedback supports development of 87 new build units, containing 9 townhouses and 78 apartments (GIA 92,546 sq ft)
- Suitable for other alternative uses subject to relevant planning consent

EDINBURGH MAP

A90 to Queensferry
M90 to Perth
And all routes North

A8 to Glasgow

M8 to Glasgow
M9 to Stirling

A720 City Of
Edinburgh Bypass
And all routes South



-  TRAIN STATIONS
-  TRAIN LINE
-  TRAM STATIONS
-  TRAM LINE
-  PLACE OF INTEREST



Unrivalled connectivity in a thriving Edinburgh location

Ladywell House is perfectly positioned in Corstorphine, one of Edinburgh's most well-connected and sought-after areas. The location lies just minutes from the city centre and offers excellent road, tram and bus links, ensuring effortless commuting and connectivity to key destinations across Scotland.

Edinburgh's efficient tram network, with nearby stops, provides a direct link to the city centre, Edinburgh Park, and Edinburgh Airport, while the A8 and City Bypass offer convenient routes for motorists. There are also regular bus services which make travel across the capital simple and efficient.

Beyond its exceptional transport links, Corstorphine boasts a wealth of amenities. The area is home to popular retail destinations, including The Gyle Shopping Centre and Corstorphine High Street, which offers a mix of well-known brands, supermarkets and independent shops. Leisure and green spaces are also in abundance, with the scenic Corstorphine Hill Nature Reserve and Edinburgh Zoo just moments away. A thriving selection of cafés, restaurants, and local services further enhance the appeal of this dynamic and well-connected location.





CAR: The main arterial route, Glasgow Road (A8) lies just to the north. This provides easy access to the Edinburgh city by-pass (A720), Edinburgh International Airport and Newbridge Interchange as well as the M8 and wider motorway network.

BUS: Several bus routes including 1, 12, 21 and 26 are close by and provide convenient access to local, city centre and wider destinations.

- 15 minutes average journey time to the city centre

TRAIN: South Gyle station is just 0.5 miles away and offers direct connections to Edinburgh city centre and beyond. Edinburgh Gateway station is 1.4 miles away.

- 9 minutes to the city centre

TRAM: Saughton tram stop is just under one mile away providing regular connections to Edinburgh city centre and the airport.

- 14 minutes to the city centre / 11 minutes to the airport

AIR: Edinburgh International Airport is situated just 3.5 miles away to the west.

- 9 minutes journey time by car to the airport

Ladywell House offers easy access to local, national and international destinations via Edinburgh's extensive public transport, road and air infrastructure



1 mile from the national motorway network



4 bus routes covering the whole of Edinburgh right on the doorstep



150 destinations worldwide accessible from Edinburgh International Airport



53 trains per day to Edinburgh Haymarket and Waverley from South Gyle railway station



7 minutes between trams from Saughton tram stop going to both Edinburgh city centre and Edinburgh International Airport

LADYWELL HOUSE

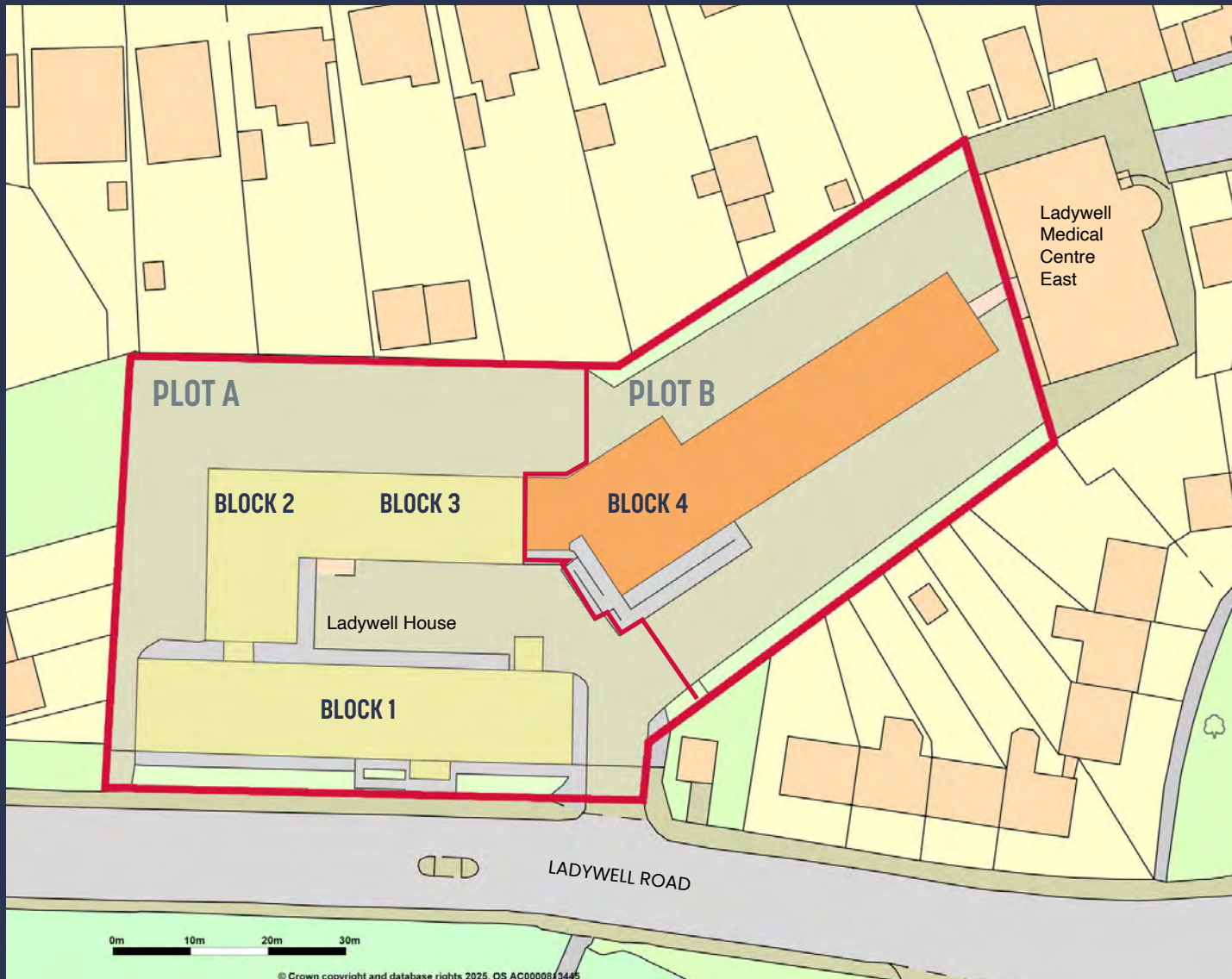


EXISTING OFFICE CAMPUS

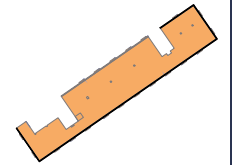
- Ladywell House comprises of four interconnected office buildings ranging from two to five storeys
- Covering a site area of 1.50 acres (0.609 hectares)
- Existing buildings total 54,622 sq ft / 5,074.5 sq m
- The buildings were constructed between 1968 and 1971 and include both surface and undercroft parking
- The existing office buildings are fully DDA (Disability Discrimination Act) compliant and equipped with lift access to all floors
- The campus is part occupied under formal lease to Partners of Ladywell Medical Centre, which occupies the first floor of Block 4 along with a small two-storey annex adjacent to this phase. (Current lease expiring May 2031)
- The buildings are of robust construction with in-situ reinforced and pre-cast concrete frames and floors. Roofs are composed of timber beams supporting joists and boarding, covered with PVC



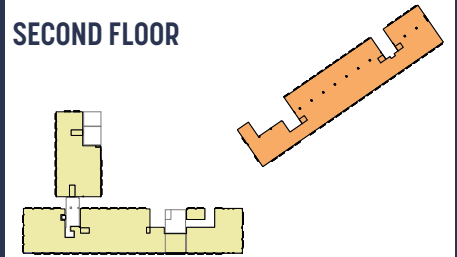
SITE LAYOUT AND FLOOR PLANS



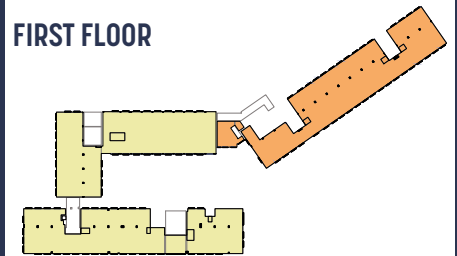
THIRD FLOOR



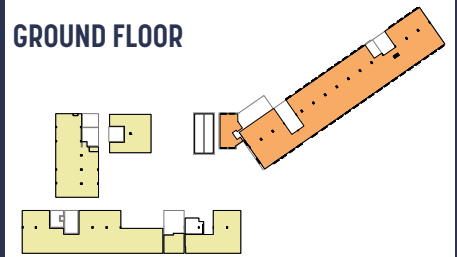
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



BASEMENT



AERIAL VIEW & INTERNAL OFFICES



SCHEDULE OF AREAS & TENANT INFORMATION



The buildings have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Basis.

BUILDING	FLOOR	USE	AREA SQ M	AREA SQ FT
Block 1 <i>Included in Plot A</i>	Ground	Office	423.7	4,561
		Storage	14.8	159
		Storage	17.9	193
		Reception	25.8	278
	First	Office	562.7	6,057
		Storage	1.0	11
	Second	Office	548.4	5,903
Storage		1.0	11	
SUB-TOTAL			1,595.3	17,173
Block 2 & 3 <i>Included in Plot A</i>	Ground	Office	288.6	3,106
	First	Office	522.4	5,623
	Second	Office	211.3	2,274
SUB-TOTAL			1,022.3	11,003
Block 4 <i>Plot B</i>	Basement	Storage	67.9	731
		Ancillary	54.3	584
	Ground	Office	632.0	6,803
		Storage	49.2	530
	First	Office	594.6	6,400
	Second	Office	562.9	6,059
	Third	Office	496.0	5,339
SUB-TOTAL			2,456.9	26,446
TOTAL			5,074.5	54,622

Current Tenancies

Block 4, 1st Floor:

Let to Partners of Ladywell Medical Centre.

- 6,802.85 sq ft NIA
- Current lease expiry 27/05/31
- Current passing rent £107,550 per annum (quarterly in advance)
- Next upward only open market rent review 28/05/27
- Other charitable leases are in place, all let at minimal rents with mutual termination rights upon 28 days' notice
- There is an annual service charge - details can be provided by Knight Frank
- Leases and further detail can be found in the data room



LADYWELL HOUSE REDEVELOPMENT POTENTIAL



PRE-APP CONSULTATION

- Development potential for the site across a range of use classes – senior living, care home, student housing, new/refurbished office & residential/ built to rent
- The vendor has completed a “Pre-app” process for residential re-use through Edinburgh City Council. A summary of the council’s response is outlined on page 13. The full pre-app response is available through the data room (see details on page 14 for access)
- The pre-app consultation considered the development of the site as a whole or in two separate parts (Plot A & Plot B)
- The formal pre-app response supports 87 units comprising of 9 townhouses and 78 apartments which includes a 35% affordable housing allocation across the site: **Plot A** consists of 32 apartments and 9 townhouses, **Plot B** consists of 46 apartments
- The pre-app supports a total of 8,597.85 sq m (92,546.40 sq ft) gross internal area



COMPUTER GENERATED IMAGES FOR ILLUSTRATIVE PURPOSES ONLY OF LADYWELL HOUSE REDEVELOPMENT PRE-APP SCHEME



A pre-application advice note was provided by Edinburgh Council following a series of pre-application discussions with Planning Authority officers.



Full Pre-app Process & Summary

- Residential development accepted in principle with potential to deliver as a whole or as two individual plots (A&B).
- Medical use no prohibition on redevelopment beyond lease expiry.
- Redevelopment seen as beneficial for housing delivery and placemaking.

Height, Mass & Density

- General support for proposed height/mass, subject to design assessment (as per CGI illustration shown opposite).
- Plot A: 3-4 storey flatted block acceptable with upper-level refinements.
- Plot B: 5-storey element fits well due to ground level relief. 6-storey element possible with appropriate massing/material treatment (setbacks, materials, balconies).

Site Layout & Open Spaces

- Proposed layout aligns with existing site arrangement.
- Open space configuration must be carefully considered with a landscape architect.

Key Planning Requirements

Pre-app scheme designed to meet the following criteria:

- 35% affordable housing.
- 20% family homes.
- Daylight/sunlight impact (existing & proposed buildings).
- Privacy & overshadowing concerns.
- Noise, flooding, drainage, waste/refuse management.
- Biodiversity & tree considerations.

FOR SALE: PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY



- Offers for the Heritable Interest (Scottish equivalent to English freehold) are invited for the whole
- Offers that are not subject to planning are preferred
- Subject to planning offers may be considered. Details of estimated planning timescales should be confirmed with any overage payments offered
- The seller reserves the right to sell the property without reference to any other party
- Title plan indicative boundaries are provided within this sales brochure and should not be relied upon
- Interested parties should contact Knight Frank to receive further information, arrange a viewing and be kept informed of any closing date set

Rateable Value

Interested parties are advised to speak to the assessor/Edinburgh council to clarify current rating assessments and associated breakdowns/apportionments.

Energy Performance Certificate

The EPC rating for the property is D (68).

VAT

The property is elected for VAT and offers should account for this. There may be an opportunity to acquire the asset as a going concern (TOGC).

Anti Money Laundering

In accordance with AML regulations the successful purchaser will be required to satisfy the Vendor on the source of funds to purchase the asset.

Legal Costs

Each party to bear their own costs in the documentation of this transaction with the ingoing purchaser liable for any registration dues, LBTT and VAT incurred thereon.

Viewings

Viewings are strictly by appointment only with Knight Frank.

Data Room

A data room is available containing a comprehensive schedule of photographs, floorplans and additional technical information. For access, please contact Knight Frank.



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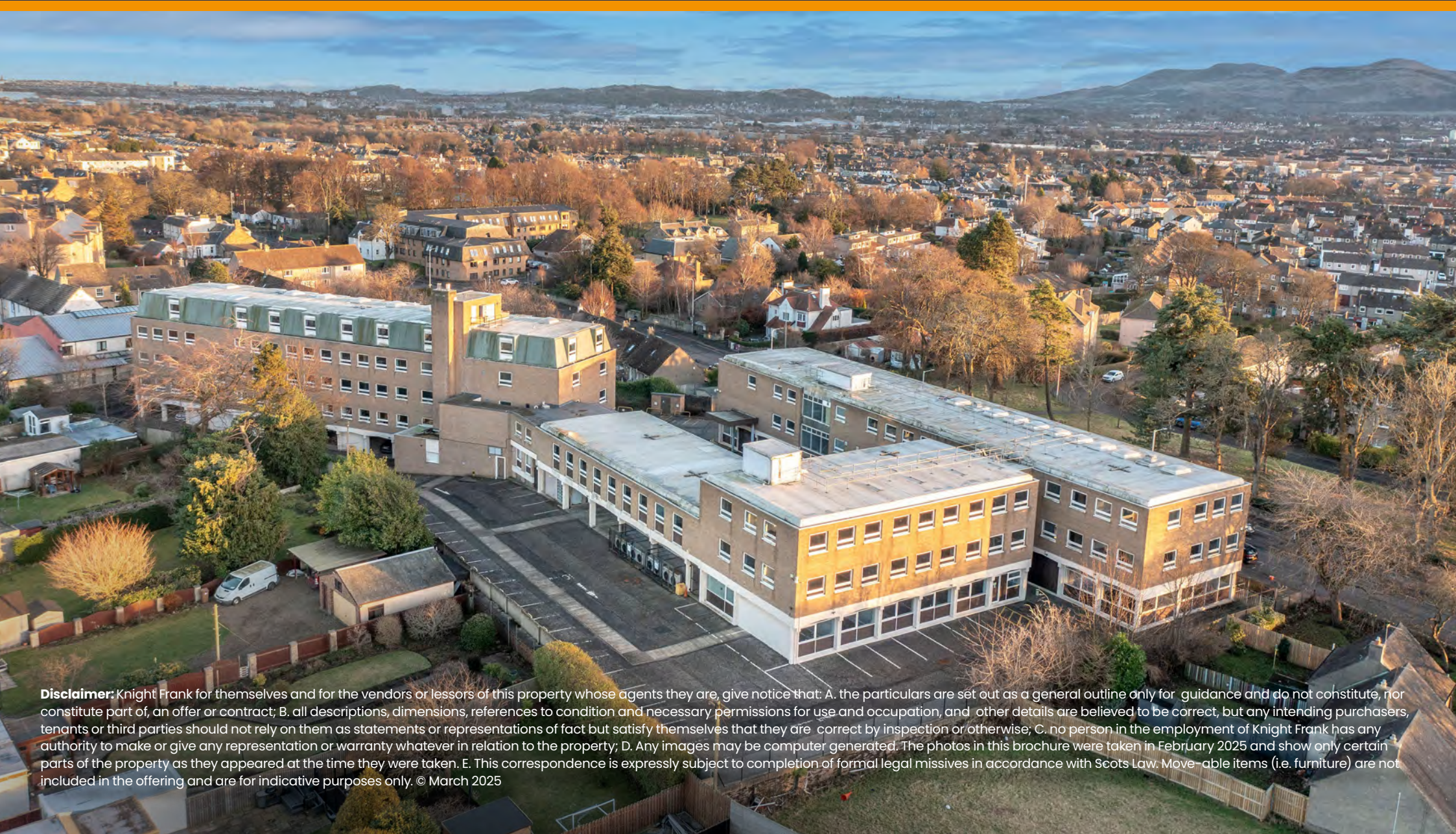
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