

FORT KINNAIRD





PRIMARK

HYBRID LARGE OUTDOOR
RETAIL & LEISURE PARK

PRIMARK

ONE OF THE LARGEST AND MOST SUCCESSFUL RETAIL AND LEISURE PARKS IN THE UK

Outperforming in:

FASHION & ACCESSORIES

FOOD & CONVENIENCE

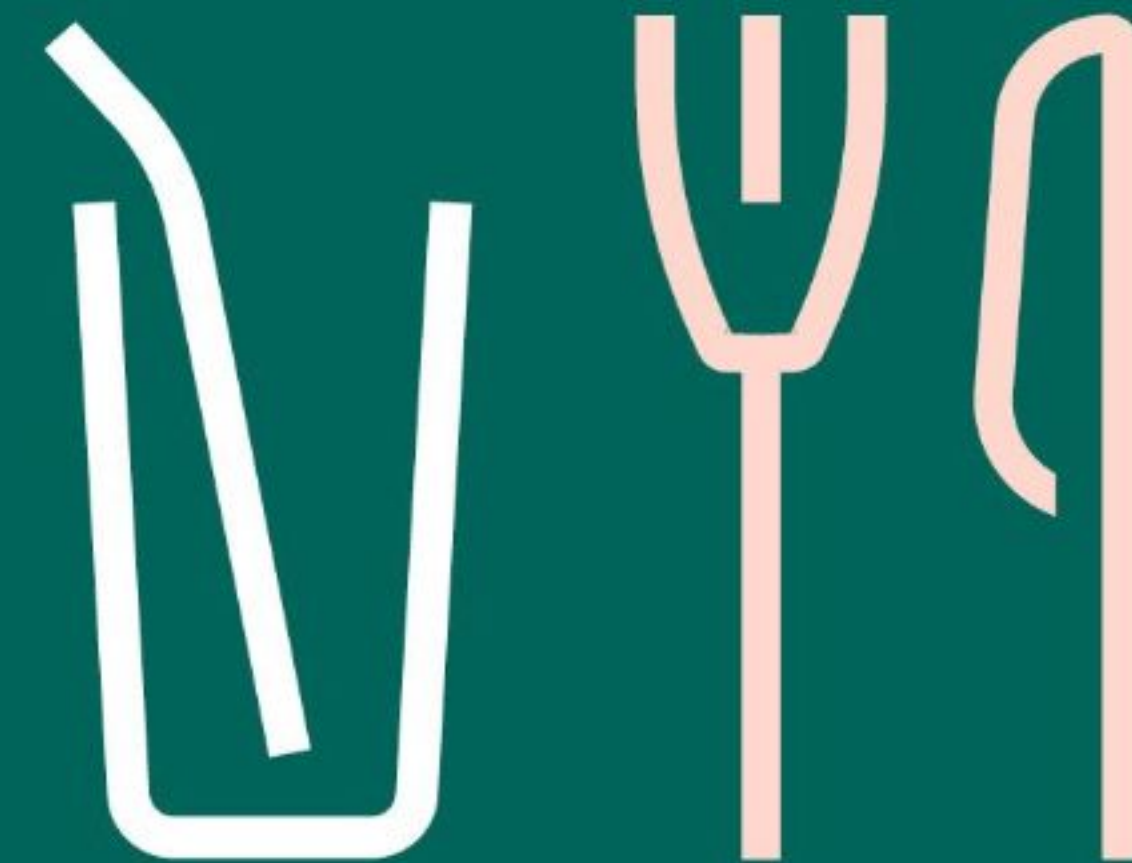
JEWELLERY

ENTERTAINMENT & BOOKS

HEALTH & BEAUTY

FOOD & BEVERAGE

LEISURE



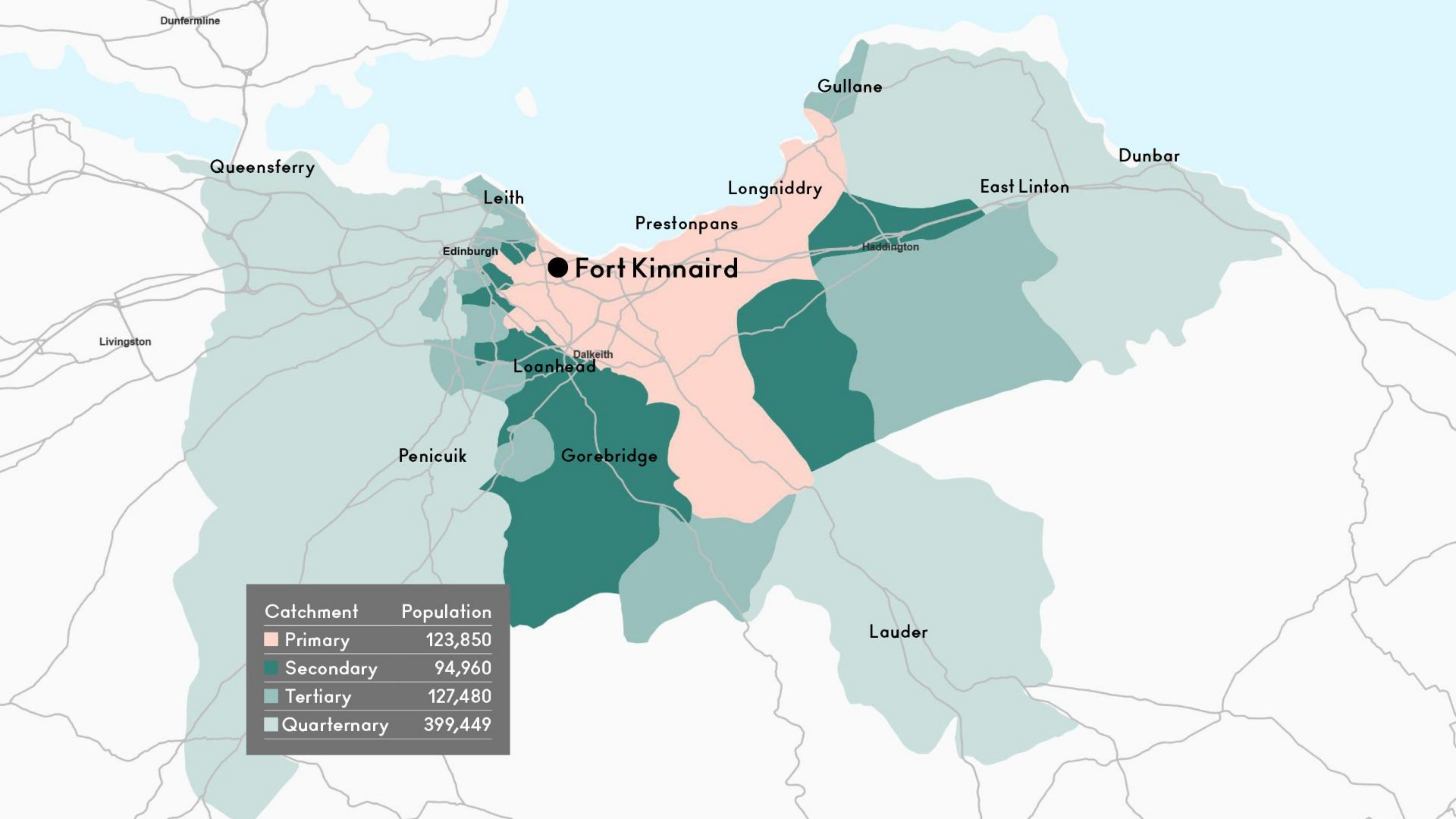
FORT KINNAIRD CONTINUES TO EXPAND IT'S STRONG LEISURE OFFER

Anchored by an Odeon cinema and surrounded with an F&B offer to suit every need and occasion.





**DEMOGRAPHICS
SHOPPER PROFILE**



Catchment	Population
Primary	123,850
Secondary	94,960
Tertiary	127,480
Quarternary	399,449

THE FORT KINNAIRD SHOPPER

92_{MINS}

DWELL TIME

25

FREQUENCY
TIMES PER YEAR

£130

AVERAGE TRIP VALUE

£150

RETAIL SPEND

78%

RETAIL CONVERSION

£20

CATERING SPEND

67%

CATERING CONVERSION



2023 CONSUMER SHARE OF SPEND BY AGE

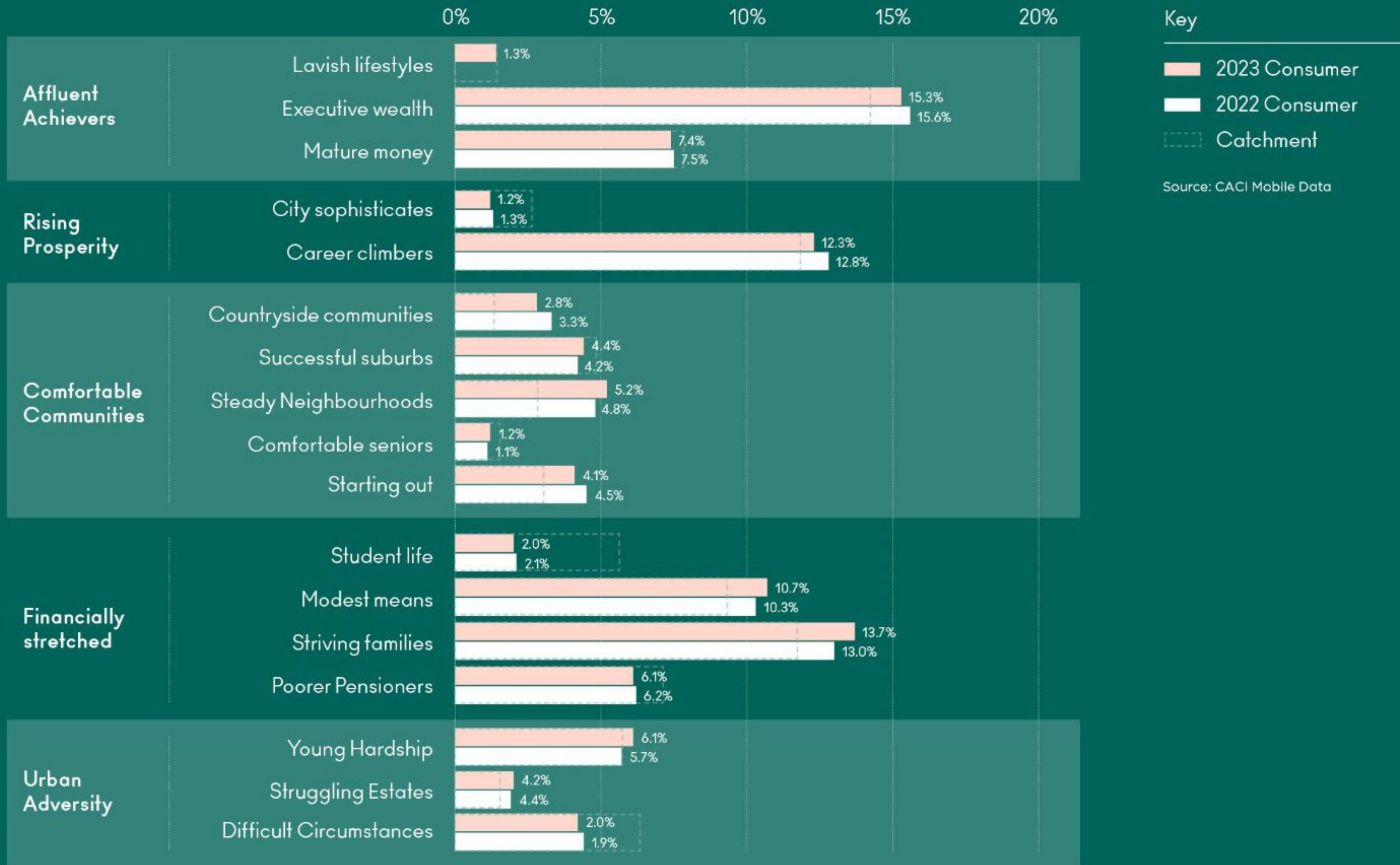
Key

2023 Consumer

Source: CACI Banking Data



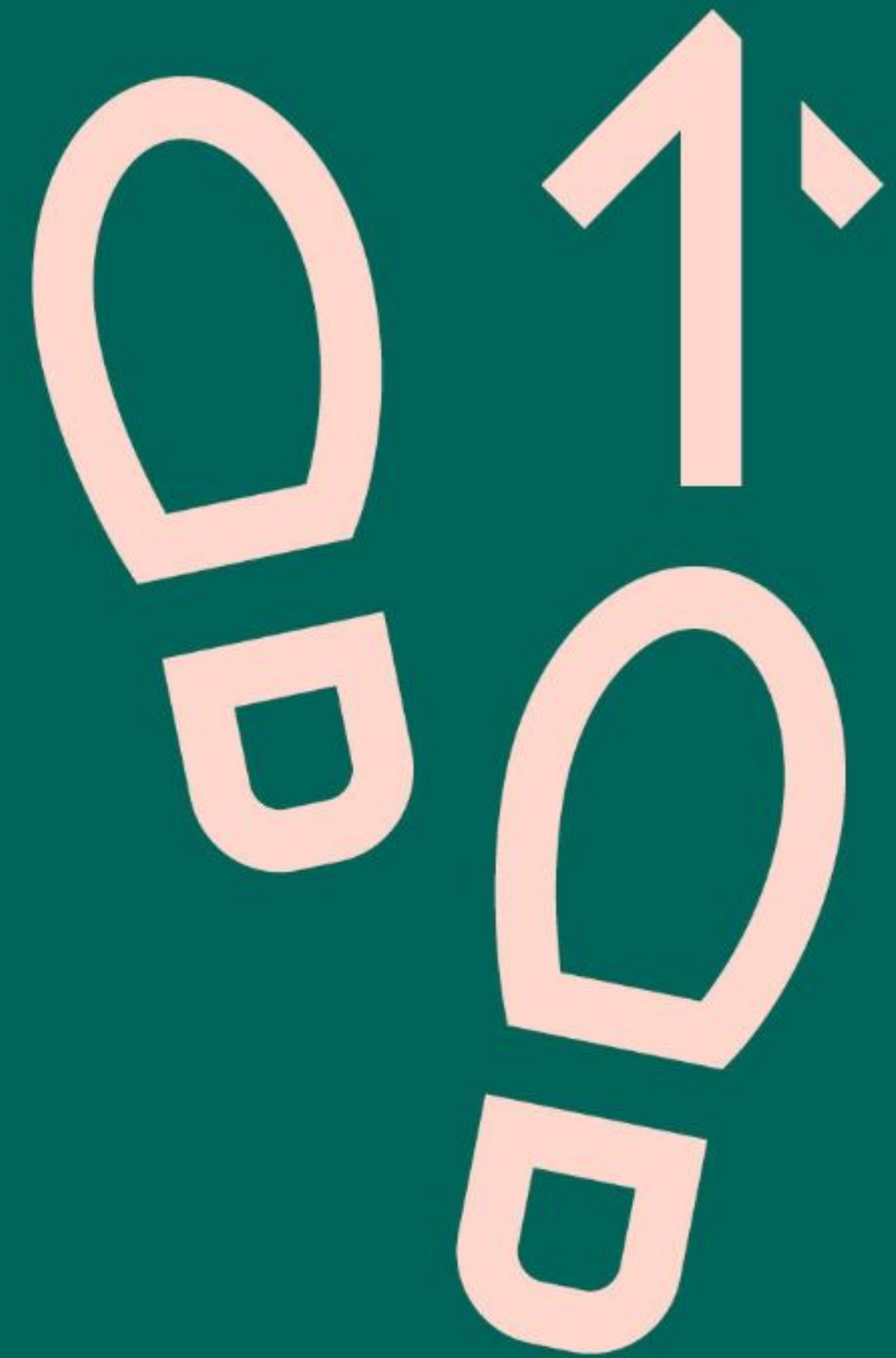
WHO ARE OUR CUSTOMERS?



ANNUAL FOOTFALL

13.6 MILLION
2022

10.8 MILLION
2020





ABOUT US & OUR FUTURE



HIGH NUMBER OF FLAGSHIP
OR REGIONAL STORES



PANDORA



FIVE GUYS®

GAME

H&M



Holland&Barrett

T.K. MAXX®

HOTEL
Chocolat.

mamas
& papas®

M&S
EST. 1884



MOUNTAIN
WAREHOUSE

NEW LOOK

next

schuh

ODEON
FANATICAL ABOUT FILM



PRIMARK®

ProCook®

FLANNELS

wagamama.

w7en
KITCHENS



ACTIVE ASSET MANAGEMENT PLAN IN PLACE FOR THE FORT

NORTHERN QUARTER AND EASTERN TERRACE DEVELOPMENT PLANNED FOR THE NEAR FUTURE



STARBUCKS

RECYCLE
ANY PAPER CUP HERE



TK-maxx



womens accessories shoes mens



shop tkmaxx.com



Card
Factory

O₂

Three.

Three.

Three.

Customer Car Park
Disabled parking only

Phones Are Good
On the Best
Network for Data



M&S

HOME
EVENT
20% OFF | 30% OFF

£5
12%

schuh

kids

schuh

JD

JD

JDSPORTS.CO.UK

JD

the KING OF TRAINERS

£10 OFF

£10 OFF

SHOES! SHOES! SHOES!

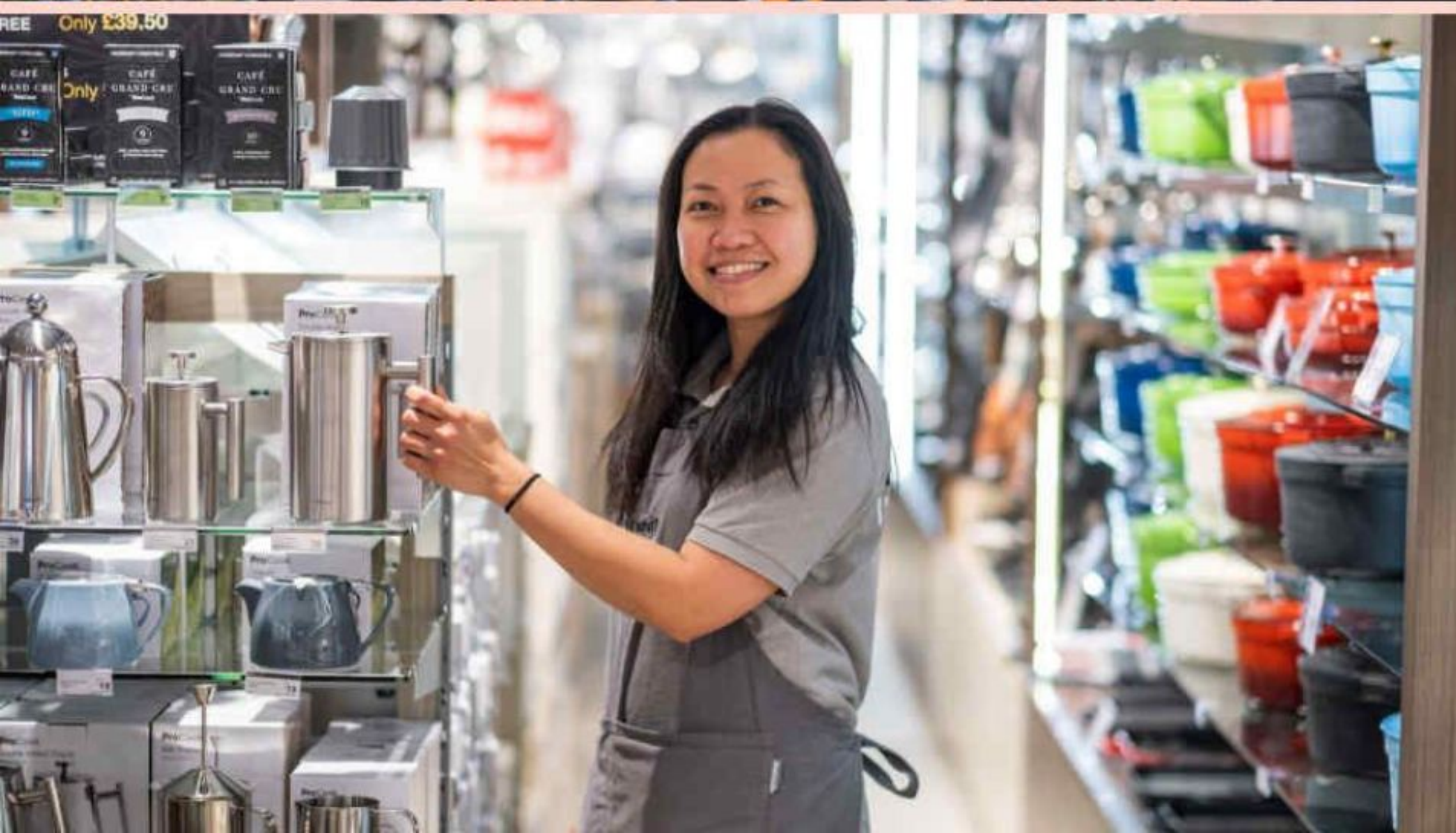
ones

kids



EASTERN TERRACE AT FORT KINNAIRD





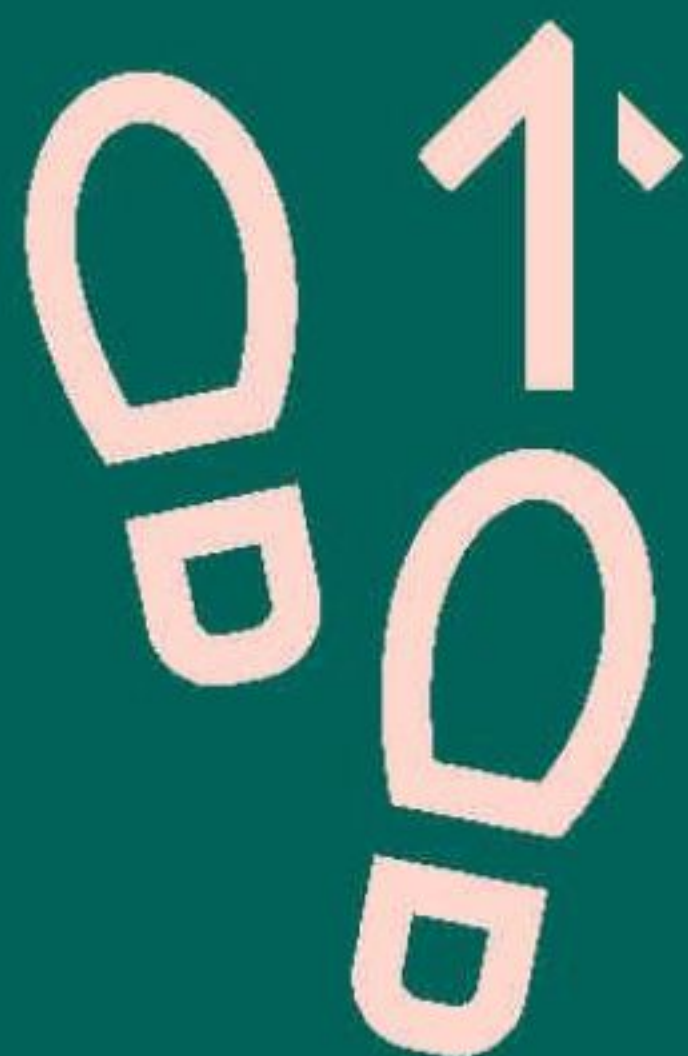
ANNUAL FOOTFALL AND RETAIL SALES

13.8 MILLION*

2023

13.6 MILLION

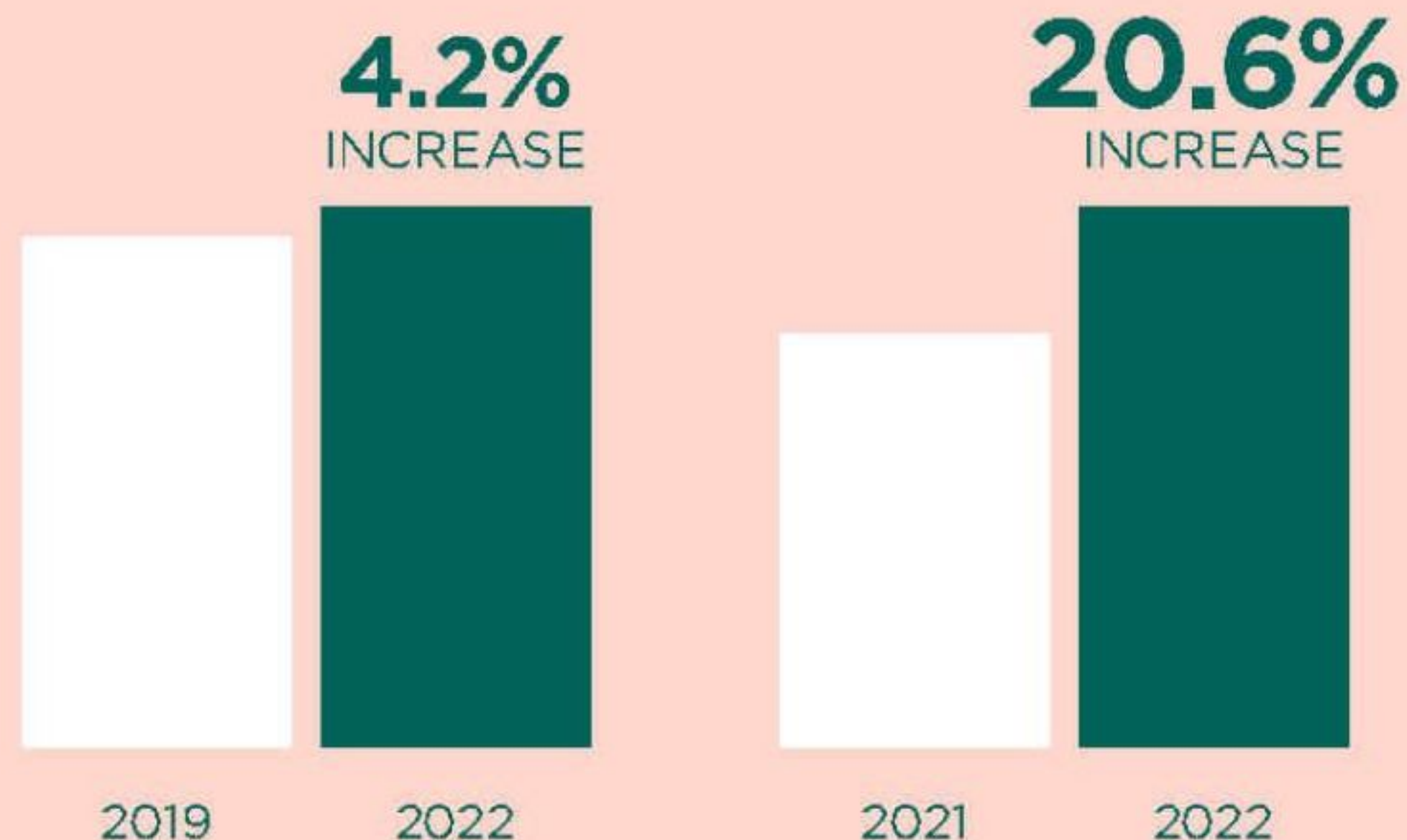
2022



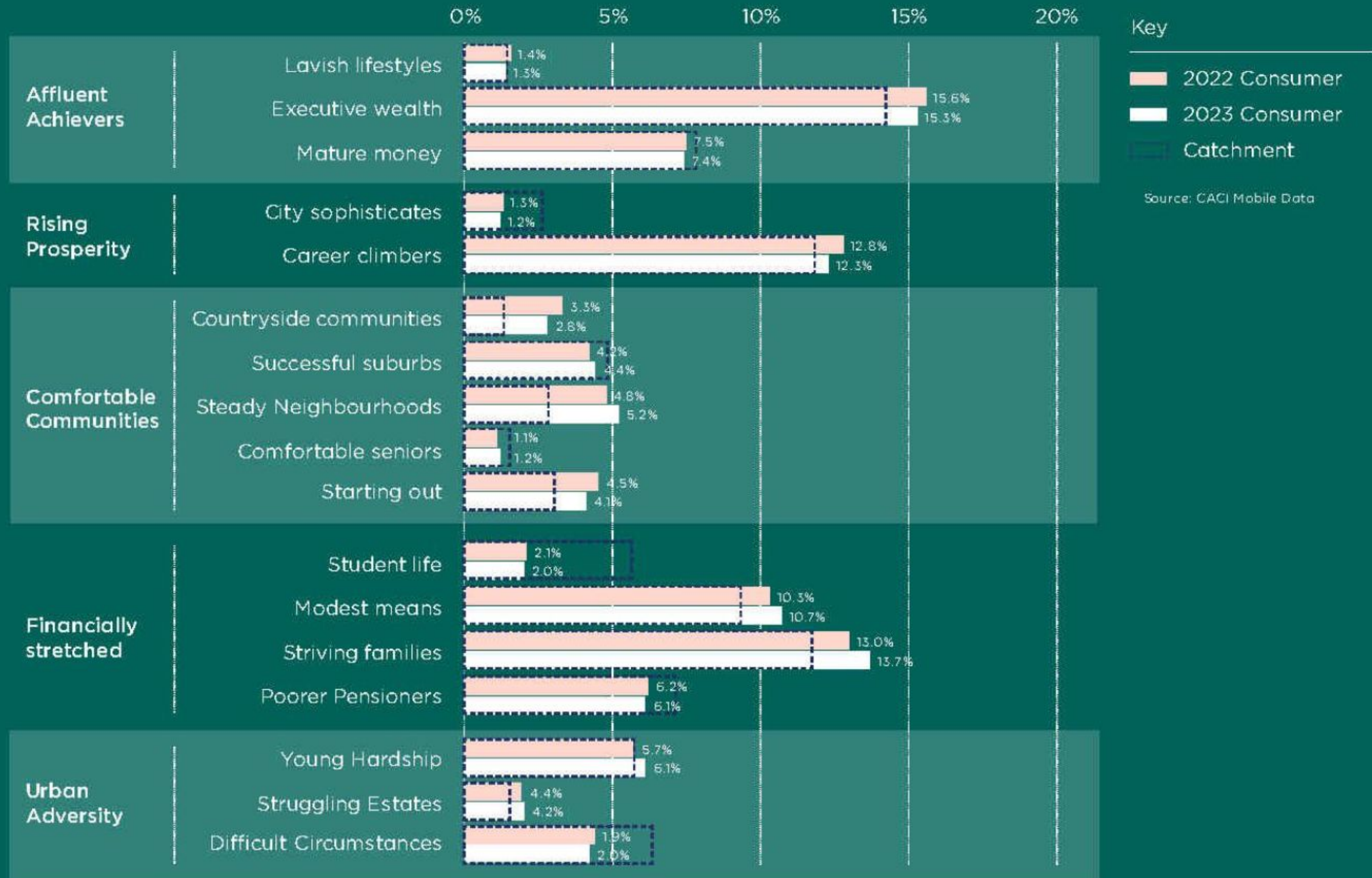
*Moving annual total for the previous 12 month

Source: British Land footfall data - FY23

INCREASING RETAIL SALES



WHO ARE OUR CUSTOMERS?



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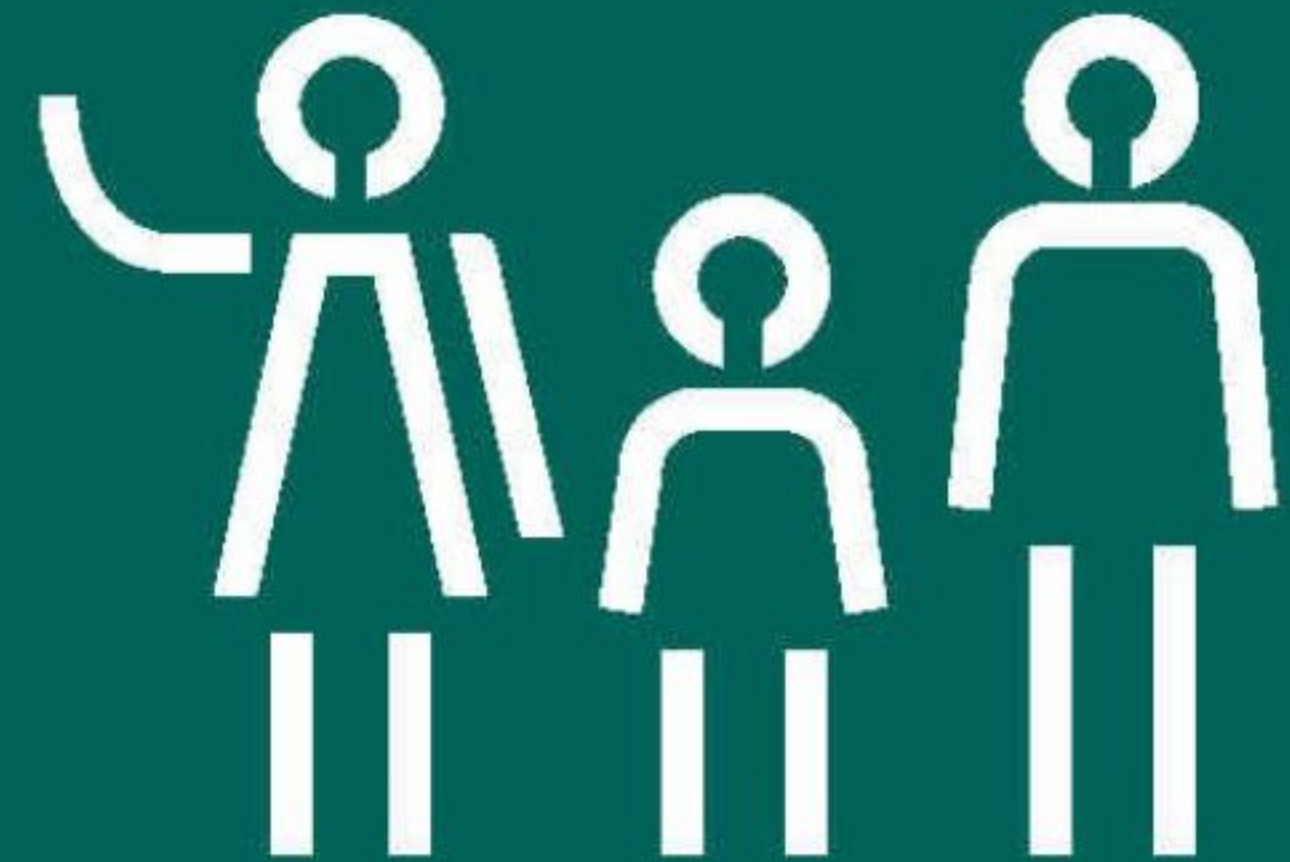
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PRIME NEW RETAIL AND LEISURE OPPORTUNITIES AT EDINBURGH FORT KINNAIRD



OPENING LATE 2024 50,000 SQ FT OF SPACE

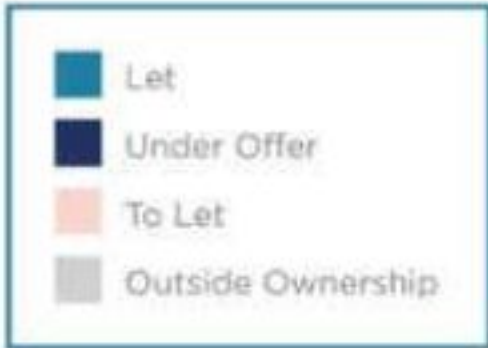
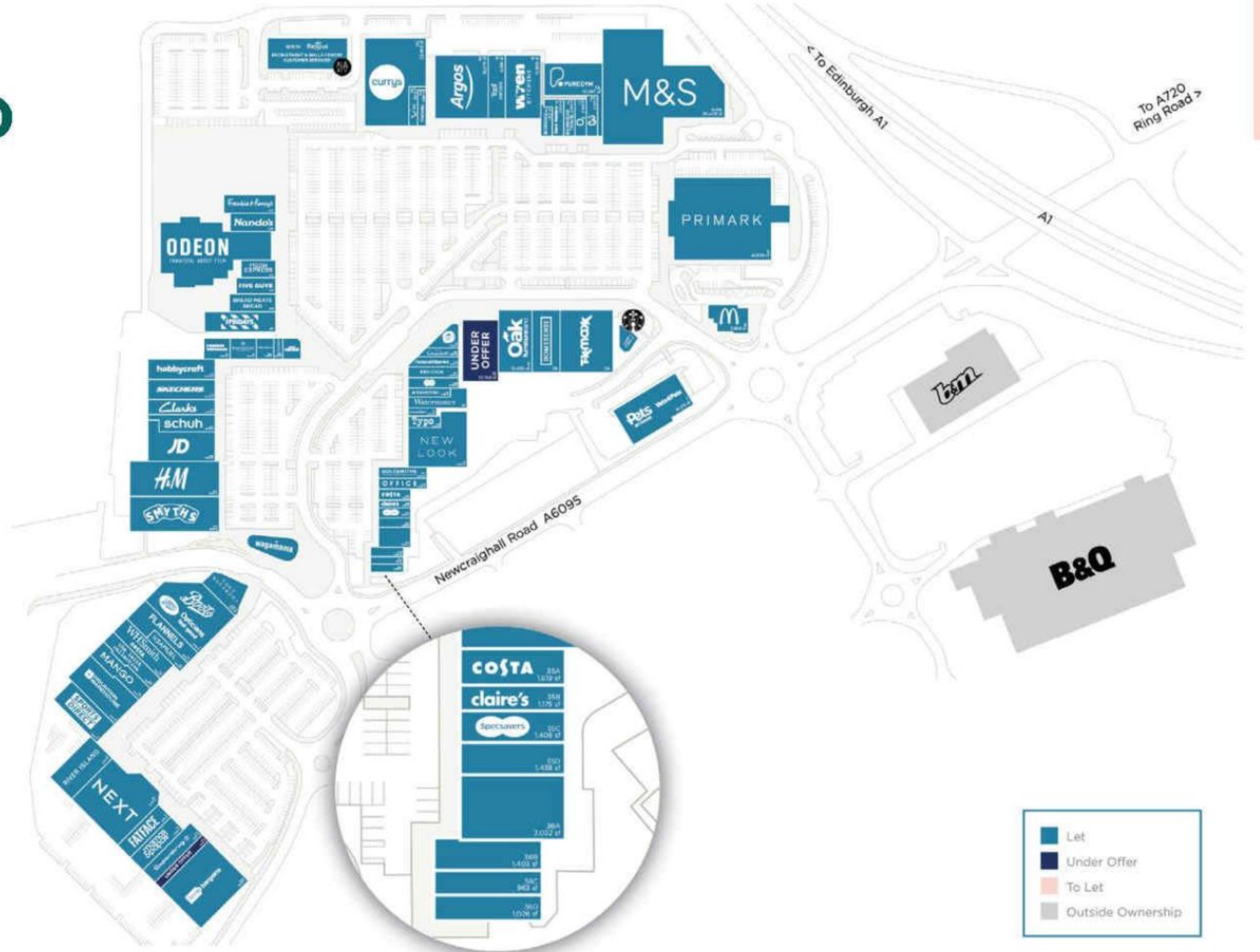


OPENING ZZ 2024

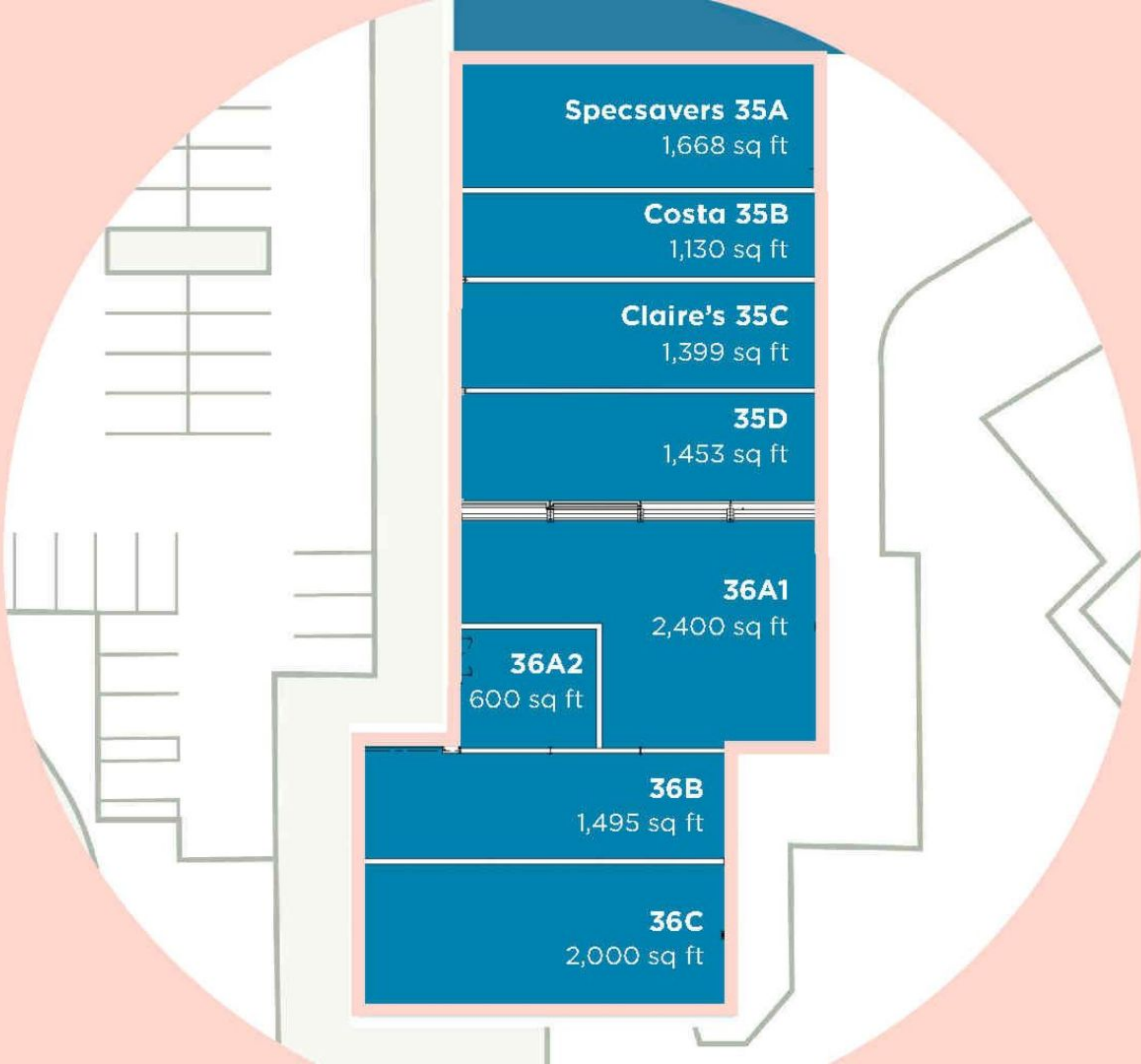
50,000 SQ FT OF SPACE



FORT KINNAIRD



FORT KINNAIRD EASTERN TERRACE



CONTACT

MARTIN GUDAITIS
PARADIGM

0141 212 3031

mg@ppcillp.uk.com

IAN WHELAN
EYCO

0131 558 5121

iwhelan@eyco.co.uk

The British Land Company PLC, its group entities and their agents give notice that these particulars are set out as a general outline only, for the guidance of intending purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permission for use in occupation and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All floor areas and measurements are approximate. September 2023.

NORTHERN QUARTER AT FORT KINNAIRD





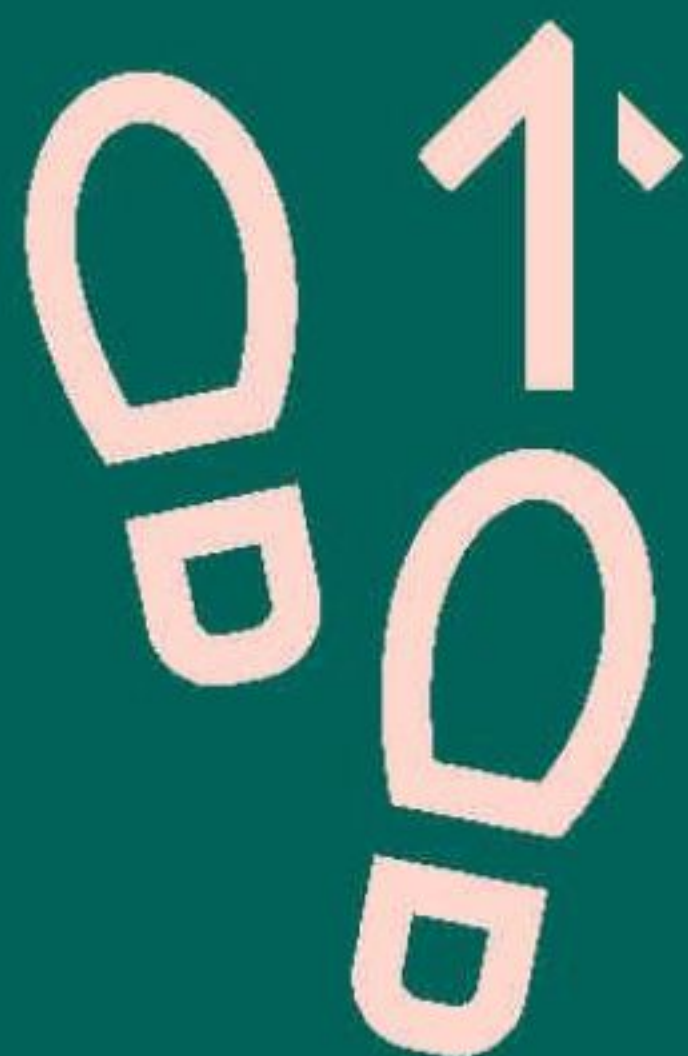
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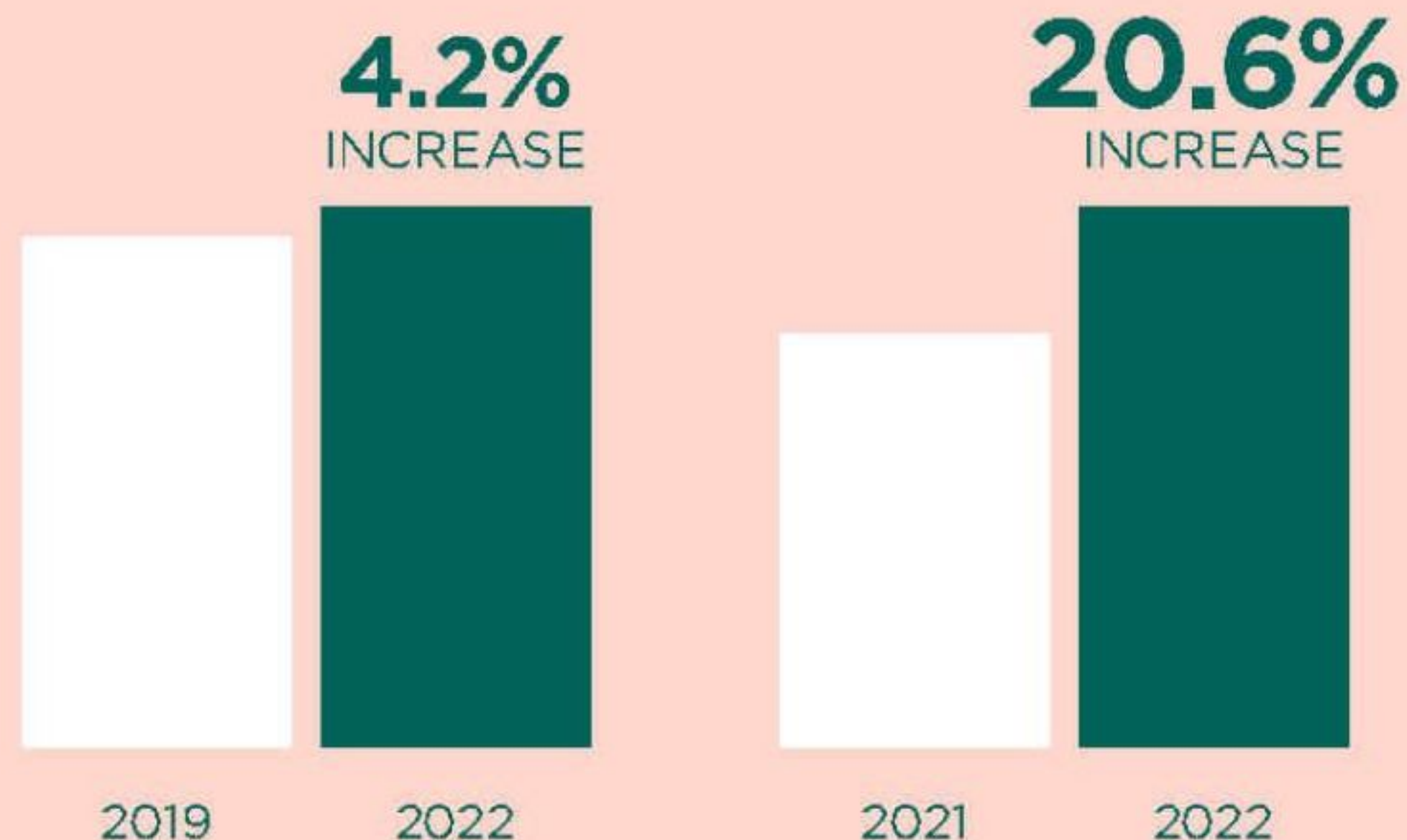
2022



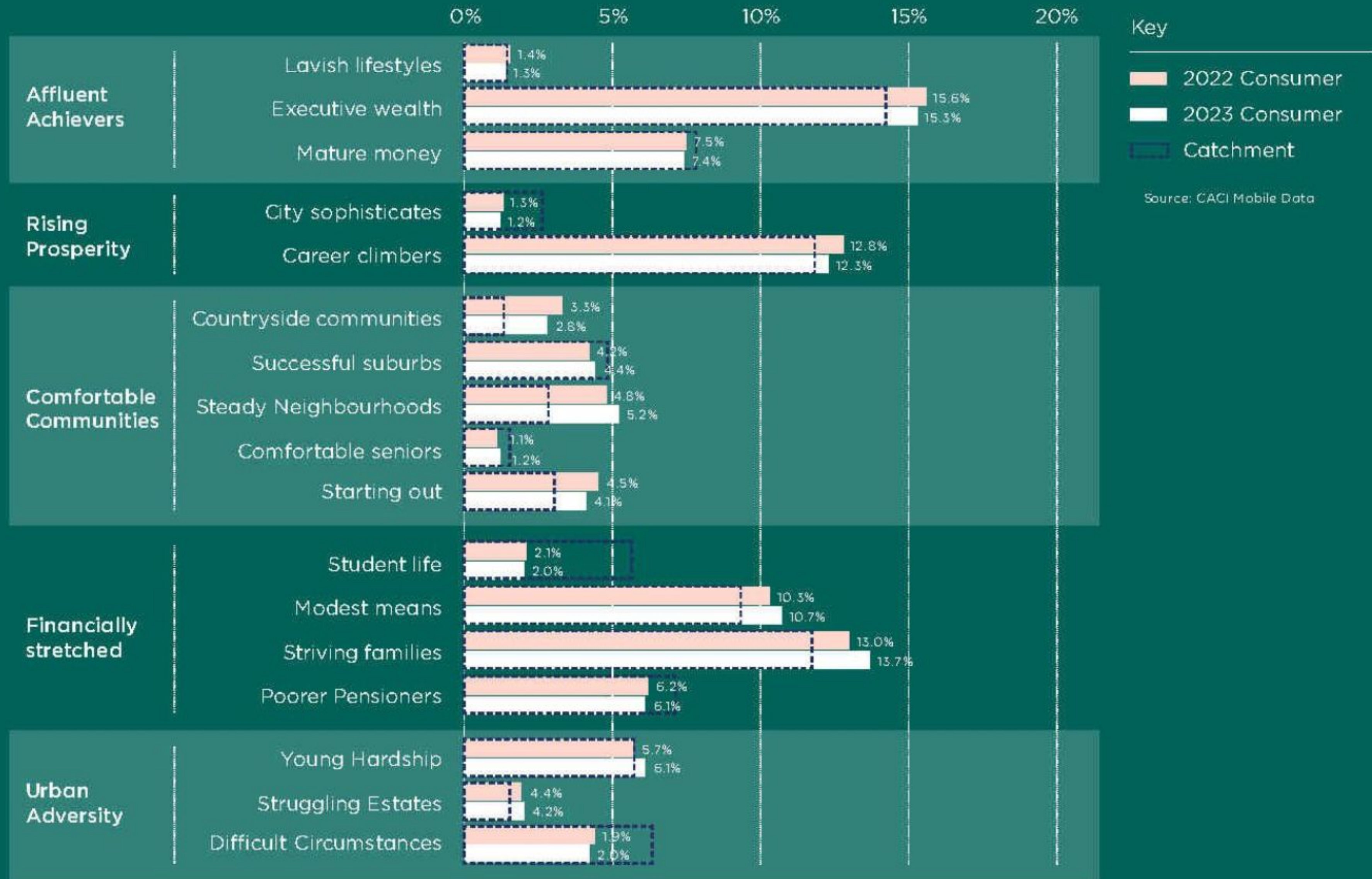
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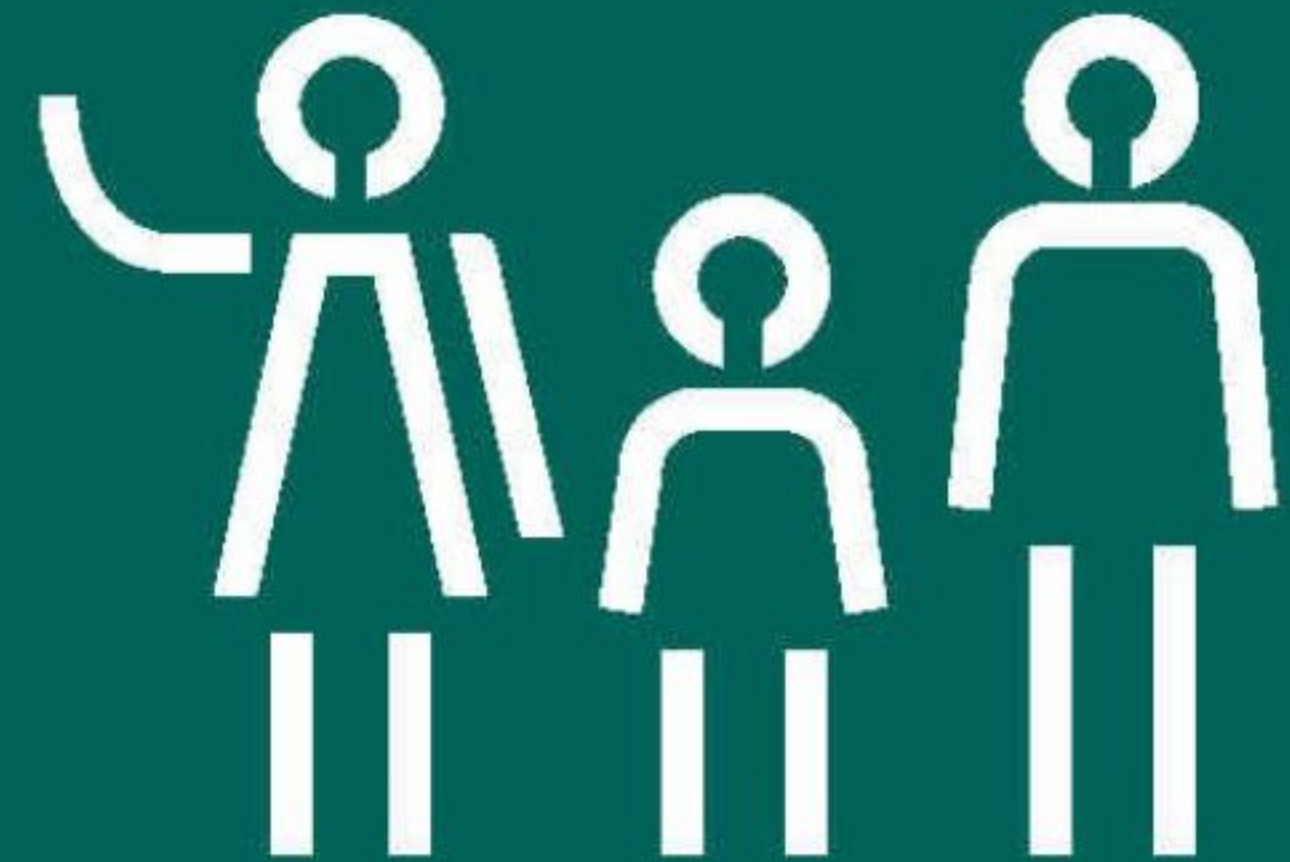
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LEISURE AND RESTAURANT SPACE AT EDINBURGH FORT KINNAIRD



OPENING 2025
50,000 SQ FT OF SPACE

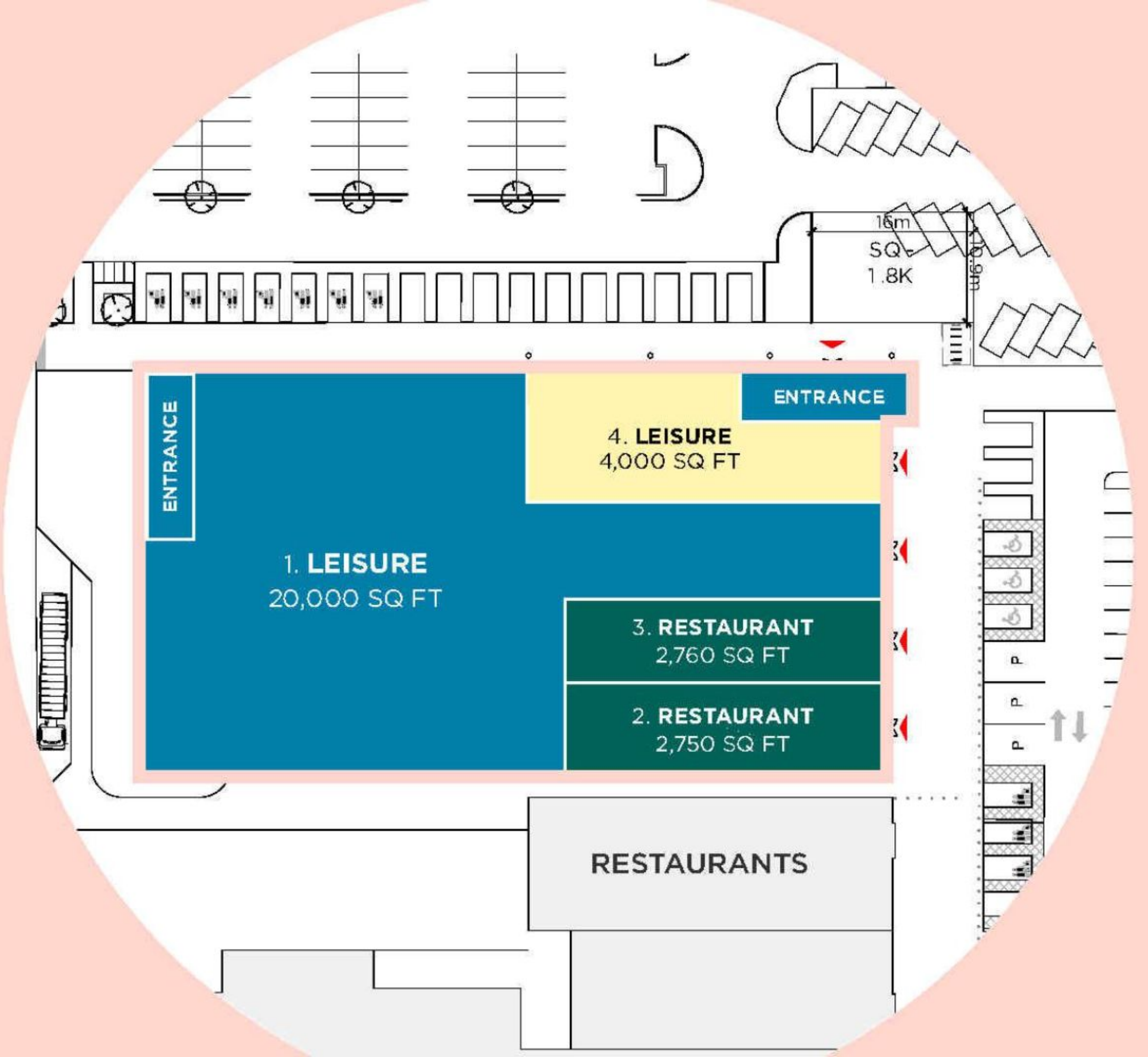


FORT KINNAIRD



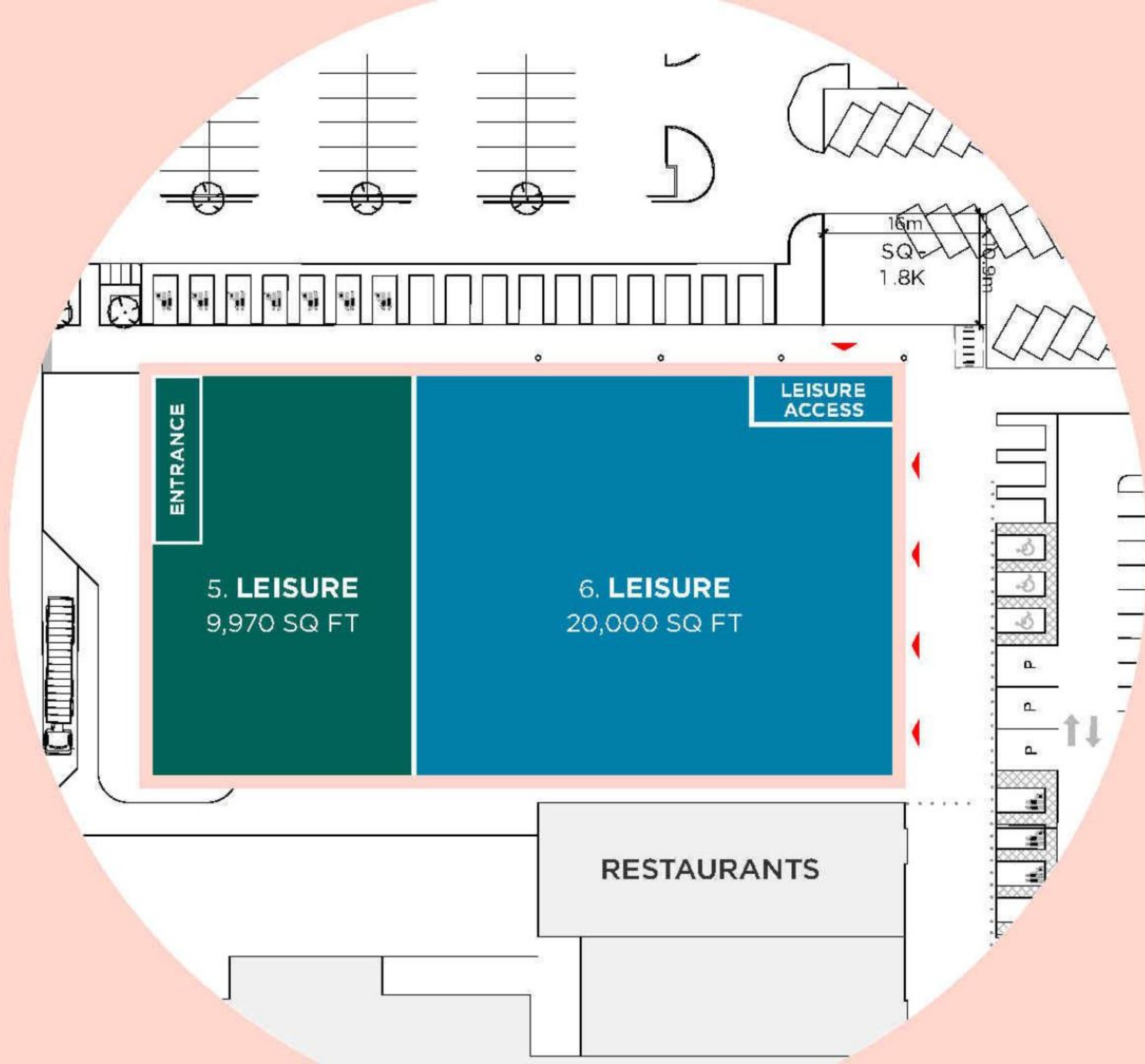
FORT KINNAIRD NORTHERN QUARTER

GROUND FLOOR



FORT KINNAIRD NORTHERN QUARTER

FIRST FLOOR



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