

The Paper Factory.

1 Turnhouse Road, Edinburgh
EH12 8NP

210,000 sqft of flexible
space across 15 acres

The Paper Factory.

The Paper Factory is a new space available in Scotland's capital city for a variety of uses.

The building has recently been used for filming and television production.

The Paper Factory is suitable for events space, exterior and interior locations, basic studio space and all production requirements from external storage, unit bases, prop storage, workshops or filming. There are also basic office and w/c and changing facilities and a large car park.

The site is also suitable for a variety of other industry storage and yard requirements or car parking on short term agreements.

The property is a former factory extending to 210,000 sqft of flexible space across multiple buildings on 15 acres on the edge of Edinburgh, the capital city of Scotland, UK.

*210,000 sqft of flexible
space across 15 acres*



The Paper Factory.



Being a former paper factory, the buildings are in "as left state" and suitable for filming or photography work with large warehouses, disused plant and equipment, boiler rooms, abandoned café and offices and multiple redundant tanks. The atmospheric look is ideal for production, events or photographic companies looking for a realistic gritty urban industrial look for a project.

Externally the site is fully secured with multiple areas available for unit bases, car parking or prop storage. There is also a large grassed lot available for events, filming or external set production.

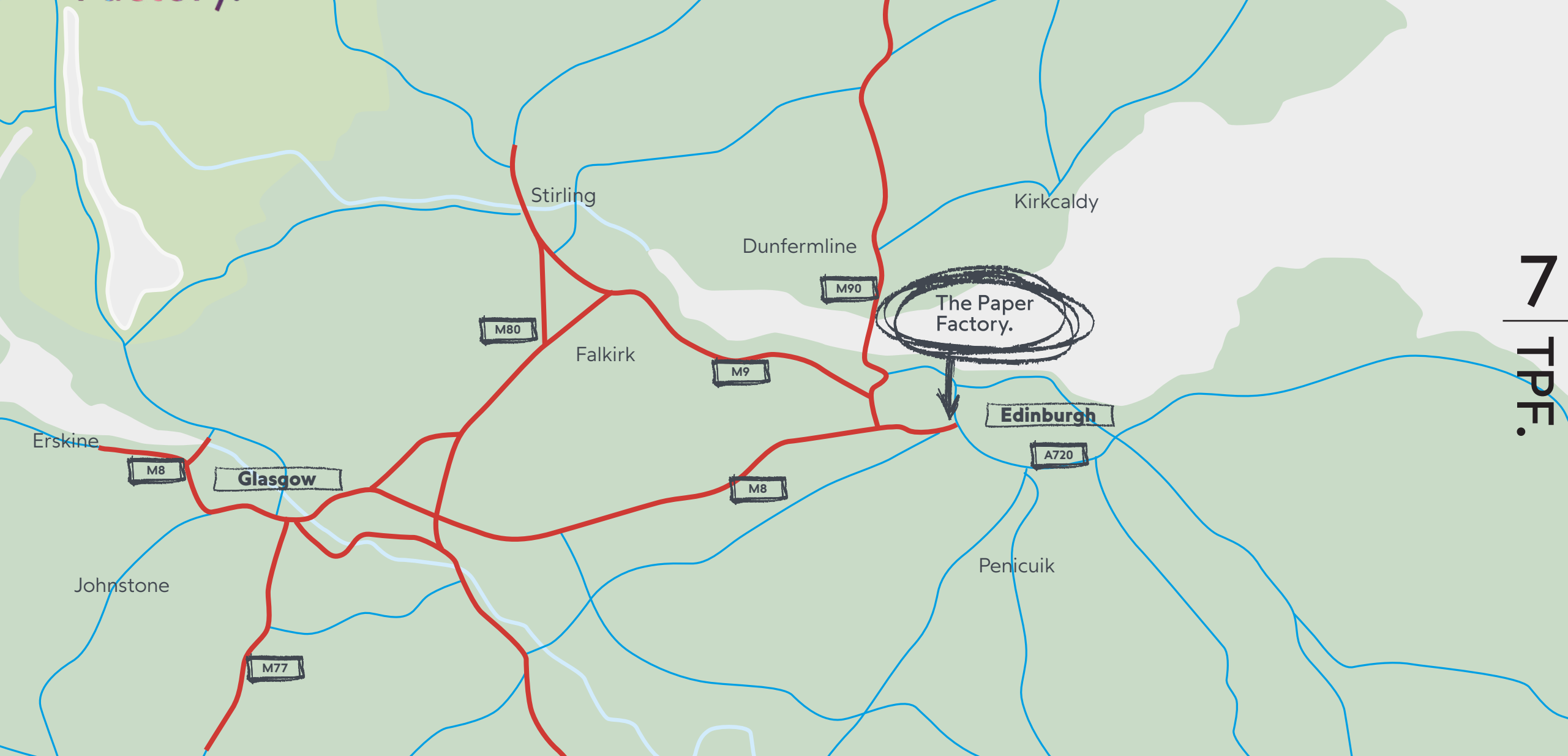
The building were vacated by the previous occupier in early 2024. They are in "as left" condition. The landlord may grant consent to interested parties who may wish to modify any building to suit their occupational requirements.

*a cool big
old factory*

The Paper Factory.

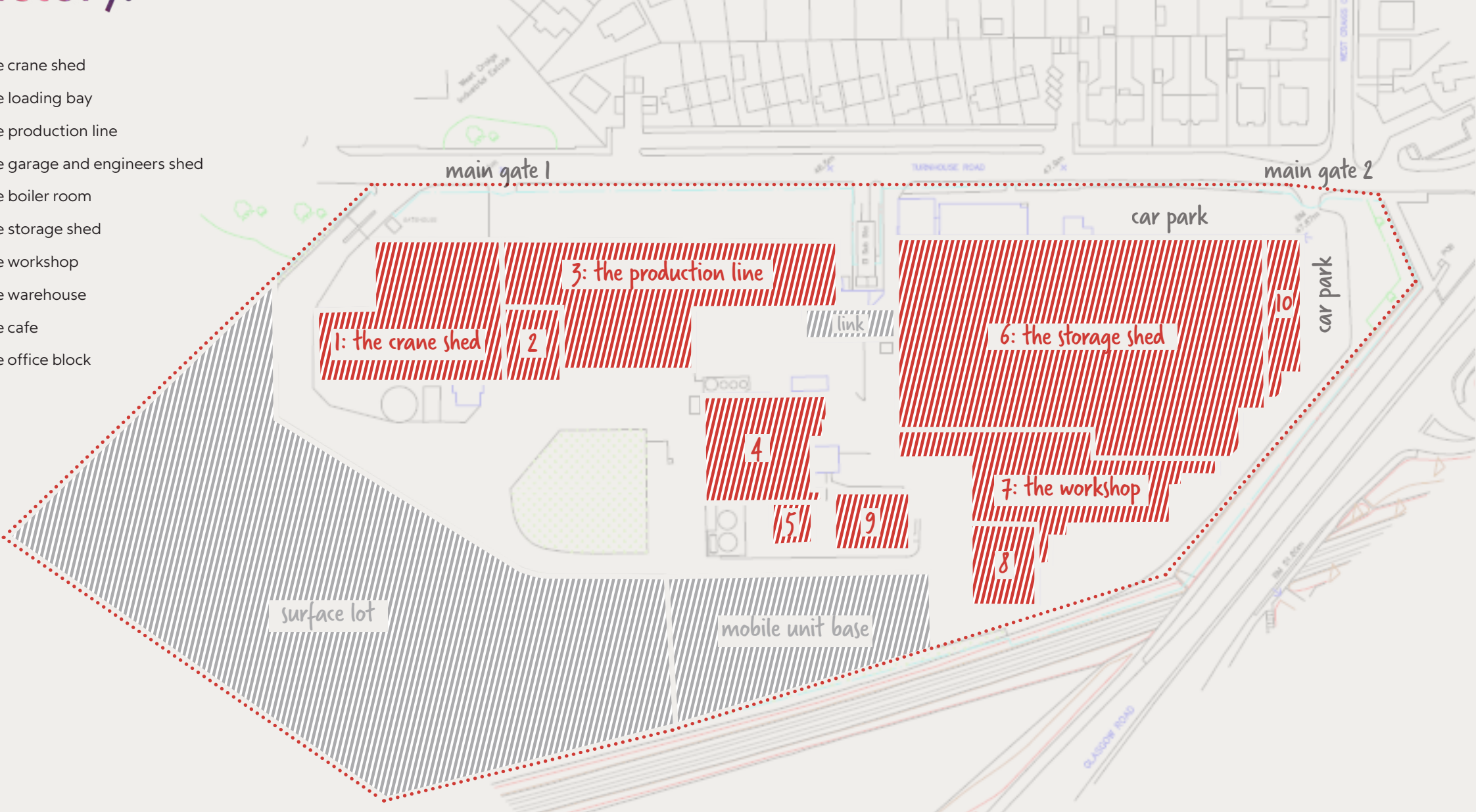


The Paper Factory.



The Paper Factory.

- 1: the crane shed
- 2: the loading bay
- 3: the production line
- 4: the garage and engineers shed
- 5: the boiler room
- 6: the storage shed
- 7: the workshop
- 8: the warehouse
- 9: the cafe
- 10: the office block



The Paper Factory.



The Production Line

Redundant tanks

The Warehouse

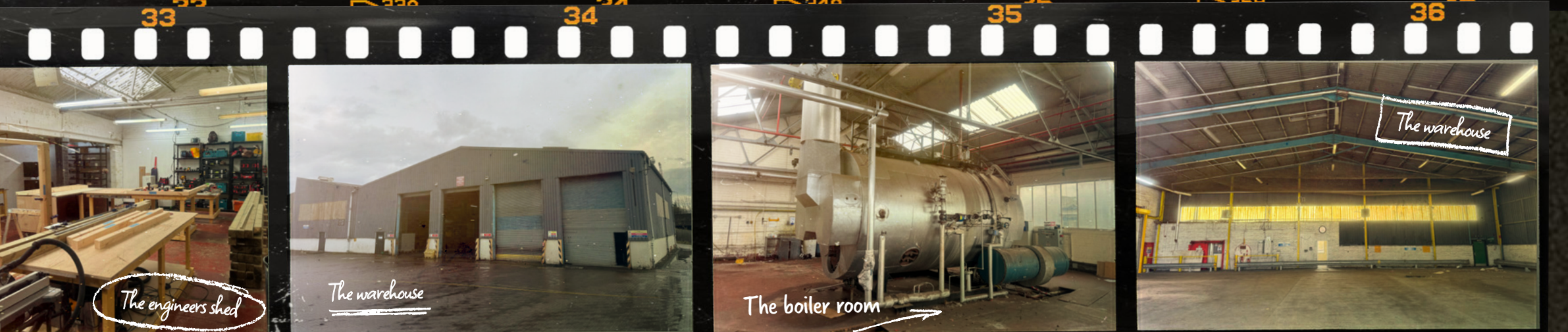


The garage

The garage

The garage

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| Area | Size sq m | Size sq ft | Ceiling Height | Comments |
|-------------------------------|-----------|------------|----------------|--|
| The crane shed | 2400 | 26,000 | 12.6 m | Large warehouse with two large cranes. |
| The loading bay | 460 | 5000 | 6 m | Rectangular warehouse with roof mounted crane giving access to the Crane Shed and Production Line. |
| The production line | 3300 | 35,000 | 5.1 m to 13 m | Production line with multiple abandoned machines and control centres spread over two adjoining warehouses. Changing rooms and w/c facilities within. |
| The garage and engineers shed | 1300 | 14,500 | 5.4 m | Garage with inspection pit, warehouse, lean too shed, workshop, engineers lab, joiners room, paint shop, offices, kitchen and toilets and stores. |
| The boiler room | 190 | 2000 | 3.5 m | Large room with windows and huge boiler in centre and various pipework. |
| The storage shed | 7,700 | 83,000 | 3.9 m | Large former storage and production area with multiple columns and pitched roofs. Can be penned off to create smaller spaces to suit storage requirements. Multiple small rooms and medical room included. |
| The workshop | 2000 | 22,000 | 4.4 m to 6 m | Large Z shaped area suitable for storage or as workshop space. Mixed height and multiple columns with basic self contained offices, kitchen and W/C facilities. |
| The warehouse | 590 | 6300 | 5.6 m to 8 m | Large warehouse with 4 roller shutter doors (5.6M height x 4M width each). Very basic ancillary office, kitchen and W/C facilities included. |
| The cafe | 490 | 5300 | n/a | Abandoned 1970s style canteen and kitchens in poor state of repair. |
| The office block | 1000 | 11,000 | n/a | Two storey art deco fronted office block. Cellular configuration inside with toilets, kitchens, boardrooms and multiple offices. In poor state of repair. |

* all sizes approximate

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Got an idea for the space? ...get in touch

Eden

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