



INDUSTRIAL & LOGISTICS

DESIGN & DELIVERY EXPERIENCE



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Our details



CDA is an award-winning architecture and interior design practice creating carefully considered design solutions and providing reliable project delivery for major new-build and retrofit developments across the UK.

Founded in Edinburgh in 1980, CDA has grown into one of the UK's top-performing architecture practices working across a wide range of sectors including hospitality and leisure, workplace, living, retail, education, industrial and transport. Over the last four decades we have built a strong reputation for delivering complex projects and masterplans.

We work across every stage of the development process, from early concept design and planning – supported by our in-house 3D visualisation team – through to implementation, construction and handover. Collaboration is central to our approach, and we enjoy working closely with other designers, consultants and contractors as part of multidisciplinary teams.

We design buildings and places that deliver lasting value and meet our clients' aspirations.

Designing for Industrial and Logistics

The industrial and logistics sector is a core part of CDA's work. We collaborate with developers, investors and occupiers to deliver buildings which are commercially sound, highly efficient and designed to support long term operational performance.

Our experience spans distribution centres, industrial parks and multi-unit developments. Each development brings its own requirements, from site constraints and servicing strategies to occupier needs and building performance. Our approach balances these considerations with practical, well-considered design to create assets that are flexible, robust and fit for purpose.

Successful industrial and logistic developments must do more than maximise floorspace. They need to optimise circulation, servicing and yard provision, while responding to context and delivering buildings that meet evolving occupier and sustainability requirements

From early feasibility and masterplanning through planning, technical design and delivery, we bring commercial insight, design rigour and technical expertise to every stage of the process.

What can we do for you?

We understand the industrial and logistics sector, and the pressures and priorities of developers, investors and occupiers.

Site appraisals

Assessing opportunities, constraints and development potential to support early decision-making.

Masterplanning

Creating site layouts that optimise yard space, circulation, servicing and operational efficiency.

Design optimisation

Refining layouts, unit sizes and servicing strategies to maximise efficiency, flexibility and value.

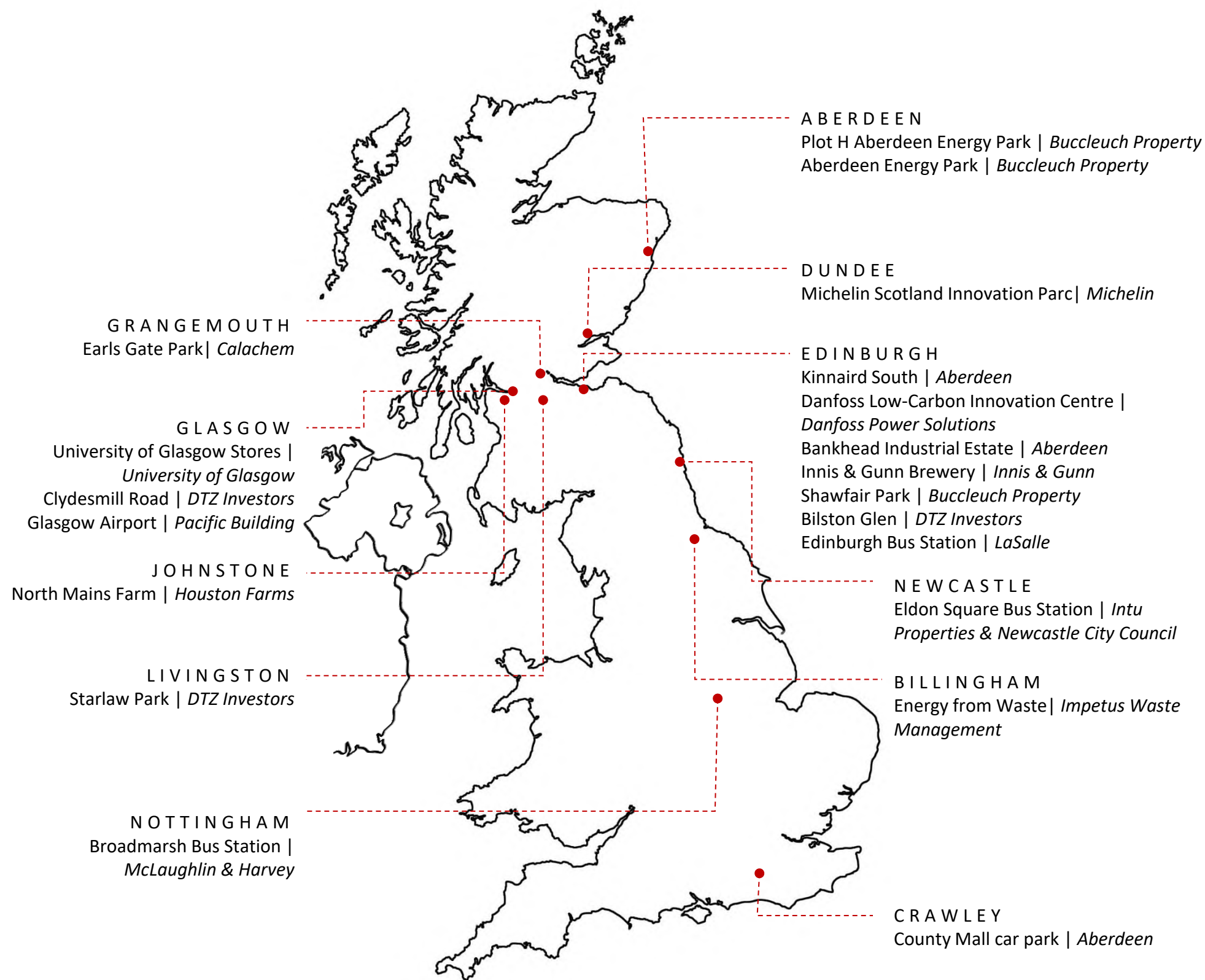
Retrofit and repositioning

Upgrading existing assets to improve performance, extend asset life and meet modern occupier requirements.

Sustainability

Embedding sustainable design principles within the architectural design to improve performance, meet regulatory requirements and future-proof developments.

Delivering across the UK



CDA is a Scottish-based architectural practice operating across the UK, with a project portfolio spanning the length of the country.

National reach with consistent quality
Projects are resourced from our Edinburgh and Glasgow studios, ensuring the same level of quality, rigour, and attention regardless of location.

Our dual office structure enables us to deploy senior expertise and fully integrated design teams across the UK, maintaining our reliable project delivery from inception to handover.

A proven track record across the UK
Whether delivering a new industrial development in Aberdeen, improving a major transport hub in Newcastle, or creating a waste regeneration facility in Billingham, CDA brings the same level of commercial insight and design quality to every project, wherever it is in the UK.

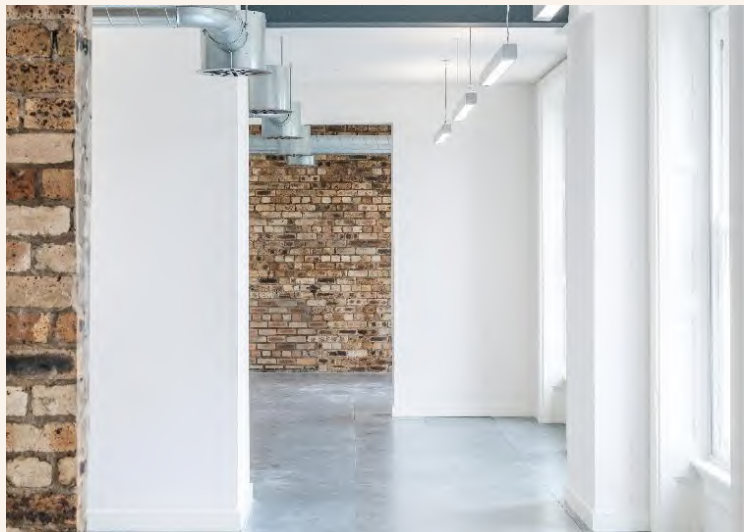
Designing sustainable buildings and places



Early design

The most effective sustainability strategies are established at the earliest stages of a project.

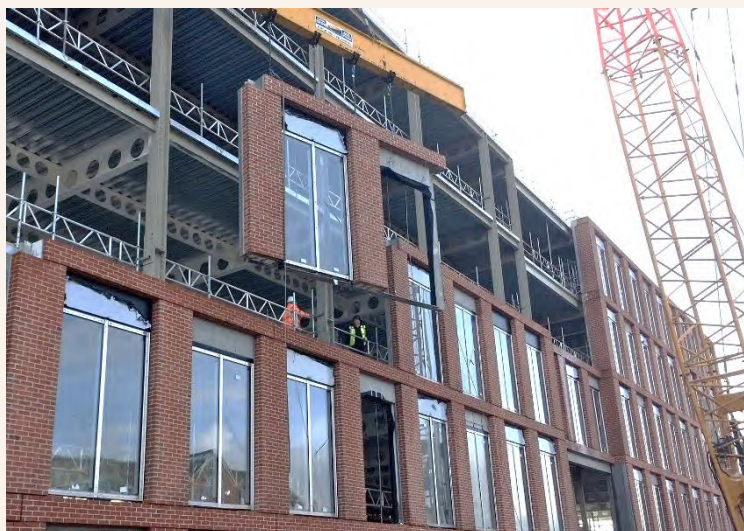
We consider site, orientation, massing and façade from the outset, applying passive design principles to reduce energy demand before technical systems are introduced. This approach creates buildings that are inherently efficient, comfortable and perform well over time.



Retrofit and reuse

A significant part of our work involves the transformation of existing buildings.

By retaining and repurposing structures, we extend building life and reduce embodied carbon while unlocking value in constrained or complex sites. Our experience in retrofit and repositioning allows us to deliver meaningful improvements in performance while working within existing fabric.



Delivery and performance

Our approach to sustainability is pragmatic and delivery-focussed.

We work closely with clients, consultants and contractors to ensure environmental ambitions are aligned with programme, budget and buildability. This maintains the balance between design quality and reliable project delivery that underpins our work.

Sustainability is embedded in our approach to design and delivery.

Across new build and retrofit projects we create buildings that are efficient, durable and adaptable — balancing environmental responsibility with commercial viability and long-term value.

INDUSTRIAL

Selected Industrial & Logistics experience

We design industrial environments with a clear understanding of operational efficiency, logistics and long-term performance. Our approach balances functionality, flexibility and sustainability to create high quality facilities that support evolving business needs.



KINNAIRD SOUTH | EDINBURGH

ACCOMMODATION
55,000sqft industrial space

CLIENT
Aberdeen

CDA worked with Aberdeen on the redevelopment of the vacant Kinnaird South site in Newcraighall, to the south-east of Edinburgh.

Located adjacent to the established Fort Kinnaird retail and commercial park, the development has been designed to complement the surrounding industrial and retail context while responding to occupier requirements.

The scheme includes two pre-let standalone units with associated parking, service and customer yards, cycle storage and ancillary service enclosures. Proposed uses include a car servicing facility and a builders' merchant, with a third plot developed on a speculative basis as six trade counter units, creating a flexible commercial offer



ENERGY FROM WASTE FACILITY | BILLINGHAM

ACCOMMODATION

Phase 1 – 100,000sqft

Phase 2 – 45,210sqft

CLIENT

Impetus Waste Management

This flagship industrial development for Impetus Waste Management was designed to accommodate advanced waste processing operations, enabling the recovery of recyclable materials and the production of refuse-derived fuel from commercial, industrial and household waste streams.

Phase 1 comprised the construction of a new 100,000sqft warehouse with associated external works and servicing areas. Phase 2 delivered a 45,210sqft extension to an existing industrial unit, significantly increasing operational capacity and flexibility.

The completed facility supports large-scale processing requirements while providing robust, efficient industrial accommodation.



DANFOSS LOW CARBON INNOVATION CENTRE | EDINBURGH

ACCOMMODATION

Manufacturing – 50,000sqft
Office – 20,000sqft

CDA was commissioned to develop a proposal for Danfoss Power Solutions, to bring new manufacturing and office facilities to Shawfair Park, Midlothian.

CLIENT

Danfoss Power Solutions

As Danfoss's first UK facility, the Low-Carbon Innovation Centre provides a home for the company's next-generation climate friendly technologies, bringing together research and development, advanced manufacturing and high-quality workplace space within a single campus environment.

From initial briefing stages in Denmark, CDA worked closely with the client to establish the project brief and shape the design for a building which is efficient, high-performing and architecturally responsive to it's setting. The design creates a strong sense of identity for the business while providing a high-quality working environment that reflects the innovation-led nature of the operation.



INNIS & GUNN BREWERY | EDINBURGH

ACCOMMODATION

£20m

400hectolitre brewery

Bottling & canning, warehouse distribution, event space and 5,000 sqft office.

CLIENT

Innis & Gunn

CDA was commissioned by Innis & Gunn to develop the design for a new flagship brewery within Heriot-Watt University Research Park, creating the largest new brewery in Edinburgh for over 150 years.

CDA has been involved from the earliest concept stages, leading the technical review of the client's operational requirements and helping to shape the vision for the facility. The building accommodates brewing operations, high-speed canning and bottling lines, warehousing and office accommodation, bringing together the company's office-based teams into a single integrated workplace for the first time.

In addition to the architectural design, CDA supported the wider project vision through the creation of visualisations and campaign graphics used in the successful crowdfunding initiative and planning submission.



ABERDEEN ENERGY PARK PLOT H | ABERDEEN

ACCOMMODATION

11,000sqft warehouse space across
3 buildings

Following successful refurbishment works elsewhere within Aberdeen Energy and Science Park, CDA was commissioned by Buccleuch to masterplan Plot H as a new warehouse and office development.

CLIENT

Buccleuch Property

The proposals comprise three industrial buildings, each delivering approximately 11,000 sq ft of warehouse space with 5,000 sq ft of integrated two-storey office accommodation, together with secure service yards and dedicated parking.

The office floorplates have been designed to provide highly flexible open-plan workspace capable of adapting to a range of occupier needs, while the buildings as a whole have been developed in line with British Council for Offices guidance to ensure quality, performance and long-term commercial appeal.



SHAWFAIR PARK | MIDLOTHIAN

ACCOMMODATION Masterplan

CDA was commissioned by Buccleuch Property to prepare the masterplan and secure outline planning permission for the Shawfair Park development.

CLIENT Buccleuch Property

Since the initial masterplanning phase, CDA has continued to work closely with the client to deliver multiple buildings across the park, including three speculative podium office buildings, together with the Scottish Qualifications Authority office and Script Management Facility, both delivered from concept through to completion.

In addition to direct commissions, CDA has also supported Buccleuch on third-party developments within the wider park, including a Marston's restaurant and pub and the Spire Healthcare hospital. Further work has included feasibility studies for future phases, land sale and lease opportunities, planning support and design-and-build turnkey developments.



ABERDEEN ENERGY PARK | ABERDEEN

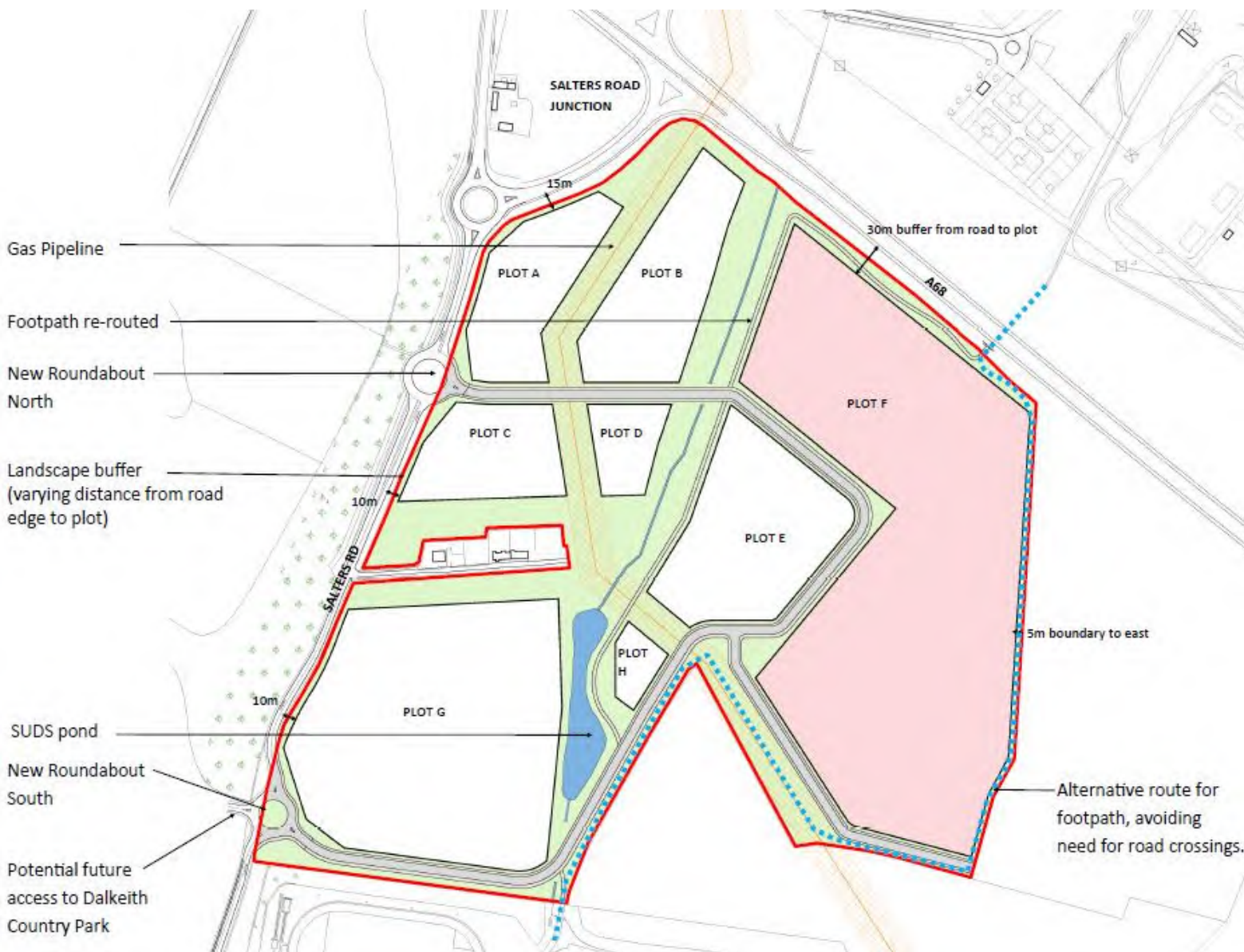
ACCOMMODATION Masterplan

CDA was commissioned by Buccleuch Property to prepare a masterplan and secure outline planning permission for an extension to the north of the existing business park.

CLIENT Buccleuch Property

In addition to the wider masterplanning work, CDA has been appointed over an extended period to deliver a variety of refurbishment and new-build projects across the park, supporting its continued growth and evolution.

Our involvement has also included a series of feasibility studies for prospective tenants and land purchasers, helping to inform development opportunities, leasing strategies and future phases of expansion.



SALTERS PARK | MIDLOTHIAN

ACCOMMODATION

Masterplan
150,000sqft logistics warehouse and offices

CLIENT

Buccleuch Property

CDA has been commissioned by Buccleuch Property to develop the masterplan for a strategic development site known as Salter's Park, located at the junction of Salter's Road and the A68, just north of Dalkeith.

The site is bounded by the A68 to the north, Salter's Road to the west, Dalkeith High School to the south and farmland to the east. A range of physical and planning constraints have informed the evolving masterplan, shaping a robust and commercially deliverable development strategy for the site.

As a trusted long-term development partner to Buccleuch Property, CDA has worked with the client over many decades, and the intention at Salter's Park is for CDA to continue in the role of developer architect for turnkey projects across the site, while also acting as lead consultant for the wider masterplan, infrastructure and enabling works.

TRANSPORT

Selected Industrial & Logistics experience

We design transport environments shaped around the flow of people, clarity of movement and the demands of complex operations. Our approach brings together robust design and a strong sense of place to create efficient, legible and welcoming travel experiences.



TURKISH AIRLINES LOUNGE | EDINBURGH

ACCOMMODATION
7,000sqft lounge

CLIENT
Turkish Airlines / Plaza Premium Group

The Turkish Airlines Lounge at Edinburgh Airport is the airline's first lounge in Europe outside its iconic Istanbul hub and the eighth worldwide beyond Turkey.

CDA worked with Pacific Building Ltd on behalf of Turkish Airlines and Plaza Premium Group to deliver the refurbishment and alteration of the 7,000sqft lounge, designed to accommodate 150 guests. The space is arranged into a series of distinct zones that enhance the overall passenger experience.

The works introduced new ablution and prayer rooms, a nursery room, and upgrades to the reception, VIP lounge, lower lounge and family room. Open dining areas and premium relaxation spaces create a high-quality hospitality environment.

The phased programme was carefully delivered while the lounge remained fully operational, with the works completed on time and within budget.

Photo credits – Turkish Airlines / Chris Humphreys Photography



AIRPORT WORKS | VARIOUS LOCATIONS

ACCOMMODATION

Various fit outs both landside and airside

CLIENT

Glasgow Airport
Edinburgh Airport
Turkish Airlines
Plaza Premium Group
Pacific Building
Select Service Partner UK

CDA has extensive experience delivering both landside and airside projects across a number of airports throughout the UK, including Glasgow, Edinburgh and Newcastle, providing design support, technical coordination and statutory approvals for both incoming and existing tenants.

Our work spans a wide range of hospitality, retail and airline-led environments, and we have collaborated closely with the design teams for brands and operators including Bridge & Castle Bar, The Spinning Jenny bar, Starbucks, Emirates and Turkish Airlines. Our role includes design review, statutory compliance, landlord and airport approvals, and coordination with specialist consultant teams to support the successful delivery of each project.

We are highly experienced in working within live airport environments, where maintaining passenger flow, operational continuity and stringent security requirements is critical. This includes careful phasing and coordination to ensure works are delivered safely and efficiently without disrupting traveller access or airport operations.



ELDON SQUARE | NEWCASTLE

CLIENT

Intu Properties & Newcastle City Council

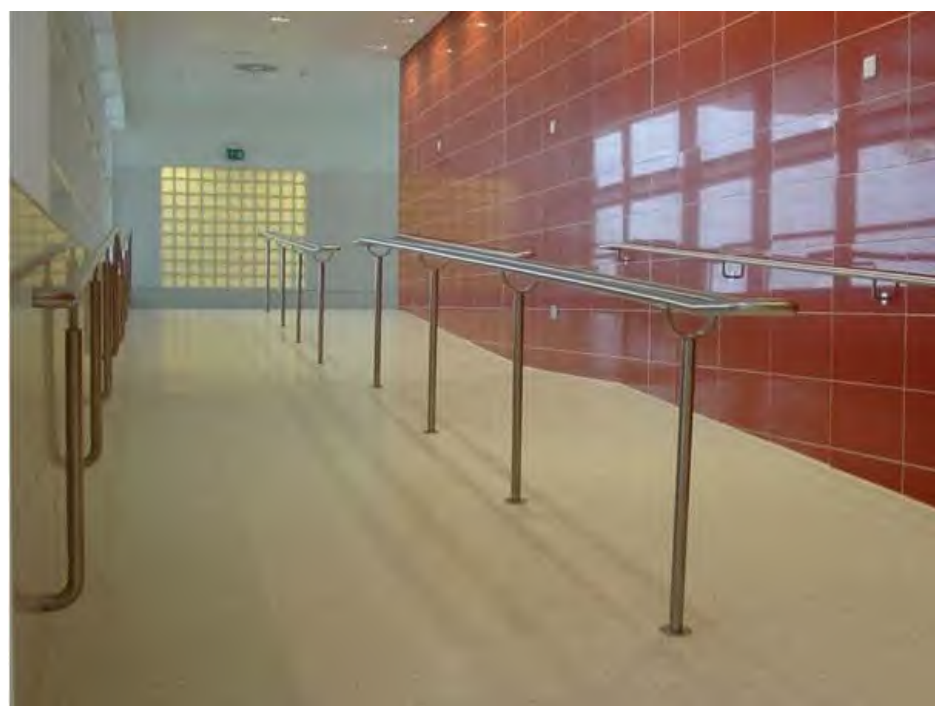
CDA's winning competition proposal for Eldon Square imaginatively reconfigured the existing bus concourse to unlock wider commercial and placemaking opportunities.

AWARDS

CDA's design was the winning submission in a nationwide design competition promoted by Newcastle City Council

By relocating the bus station to a more attractive setting, the scheme released underperforming space for a new shopping mall and created an important new pedestrian connection through Newcastle City Centre.

The success of the new project led to a wider commission involving mall refurbishment and a new 20-unit restaurant quarter.



EDINBURGH BUS STATION | EDINBURGH

CLIENT

LaSalle Investment Management

This transport facility, forming part of the prestigious *The Walk* development anchored by Harvey Nichols Edinburgh, has transformed the quality of experience for bus users arriving in and departing from the capital.

Designed and finished to international airport standards, the concourse combines clean contemporary lines with robust, durable materials suited to intensive daily use. Within a highly constrained city centre site, the facility efficiently accommodates 15 bus stances and 5 layover bays, delivering a high-quality transport environment integrated seamlessly within the wider mixed-use development



HOSPITALITY | BROWN'S HOTEL



WORKPLACE | 3-8 ST ANDREW'S SQUARE



RETAIL | MULTREES WALK



INDUSTRIAL | BILLINGHAM



LIVING | THE MCEWAN



MIXED USE | PRINTWORKS

CDA EXPERIENCE

Selected experience from other sectors

For details of the other sectors in which we work in please visit
www.CDA-Group.co.uk

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