

SITE START – EARLY ENABLING WORKS

September 2025



PROJECT

The New **Mountain Bike Innovation Centre** project at Caerlee Mill site in Innerleithen will:

- Provide a place for businesses - both local and international – to showcase their innovative products in the heart of the UK's leading mountain bike destination.
- Host academics and research by Edinburgh Napier University across the cycling sector.
- Include bike engineering workshop space, brand experience units, events space, offices, meeting rooms and teaching space.

For more information on the project, visit: www.southofscotlandenterprise.com/mtbcentre

South of Scotland Enterprise is leading on the project - with support from Scottish Borders Council and Edinburgh Napier University. The Mountain Bike Innovation Centre will be funded by a £19million investment from the UK Government as part of the Borderlands Inclusive Growth Deal.

Development partner, Hub South East, is delivering the project and has appointed Morrison Construction as the main contractor. Early works will soon start on site to prepare for main works in 2026.

EARLY WORKS

Works will include:

- Demolition of the mill building and remaining sections of perimeter walling to the north boundary (the chimney, boiler house and engine shed will all remain).
- Utility service works.
- Replacement timber fencing to the north boundary.
- Envelope remedial works to the former boiler house and engine shed buildings.

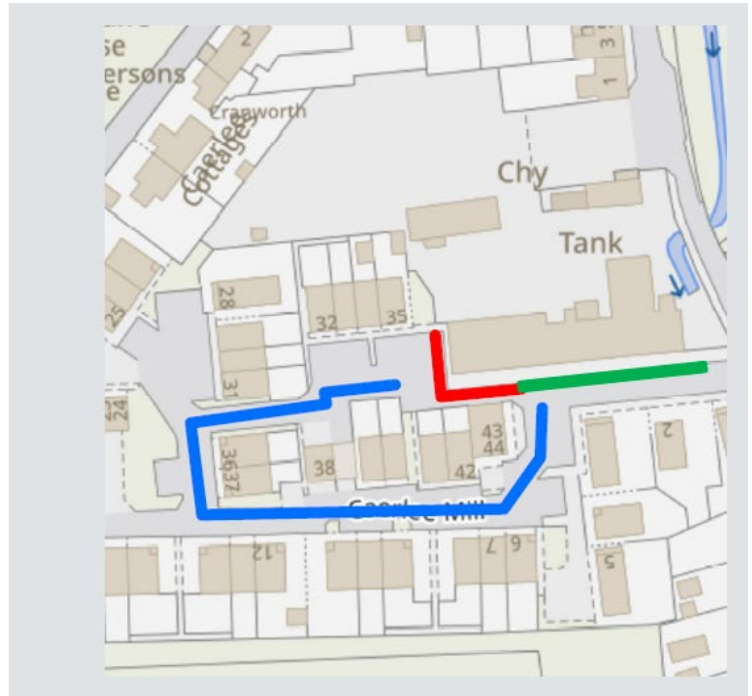
TIMESCALES AND WORKING DAYS

Site operations are planned to start on Monday 29 September 2025, with works due to be completed in March 2026. It is planned that demolition works shall be concluded before the festive break. The majority of the works will be undertaken Monday to Friday, 7.30am til 5.30pm, and by exception on a Saturday where required.

ROADS / TRAFFIC RESTRICTIONS

The works shall, in the main, be contained within the site boundary, but there will be an increased level of activity in the area, so the following arrangements have been made to ensure safety:

- **Car parking bay restrictions** – 2 bays on Chapel Street (as per the plan below)
- **Caerlee Mill lane restrictions** – a roads permit has been granted by Scottish Borders Council for the period 29th September - 19th December 2025 for temporary restrictions to apply. **Please note that pedestrian and vehicle access shall be maintained at all times into Caerlee Mill housing estate.** The diagram below denoted the planned Roads arrangements / restrictions:



SITE SECURITY

The site shall have a full perimeter maintained at all times, with a smart CCTV system linked to the security company WCCTV's control room. There will also be manned guarding and patrols throughout the duration of the works. If members of the public have any concerns during operational hours, please contact site (details below) and out-of-hours, Police Scotland should be alerted by calling 101.

SITE CONTACT DETAILS

We will keep you up to date with future planned works but if you have any comments, questions or concerns relating to construction work, please get in touch with Morrison Construction. Call: 0141 557 6500 or email: MBICnewbuild@morrisonconstruction.co.uk