

**NV**  
Edinburgh

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# Hermiston Quay

**SPACE AVAILABLE (30,096 SQ FT)**

HERMISTON QUAY  
5 CULTINS RD  
EDINBURGH  
EH11 4DF





# Summary



1.12 ACRE  
SITE



30,096 SQ FT  
BUILDING



MIXED USE  
LOCATION



65 CAR  
SPACES



EXCELLENT  
TRANSPORT LINKS



CLOSE TO  
AIRPORT



ADJACENT TO  
CITY BYPASS



VERSATILE FOR  
BUSINESS NEEDS



# 30,096 sq ft

The building is currently vacant and can be configured to meet specific business needs, making it ideal for organisations such as:

- Office headquarters or flexible workspace operators
- Therapy, wellbeing and healthcare practices (private clinics, dental, or medical use)
- Legal, accountancy, or financial service firms
- Training centres, tutoring facilities, or private education providers
- Retail or showroom use (particularly the ground floor)
- Meeting, conference, or co-working

# Situation



EDINBURGH CITY CENTRE  
30 MINS DRIVE

CALDER RD (A71)

EVANS  
HALSHAW  
VAUXHALL

NCR 754

SO  
CONNECT

Hermiston  
Quay

SYKES

THE CITY OF EDINBURGH  
BYPASS (A736)

M8

1

FORD TRANSIT  
CENTRE AND  
DEALERSHIP

EDINBURGH AIRPORT  
9 MINS DRIVE

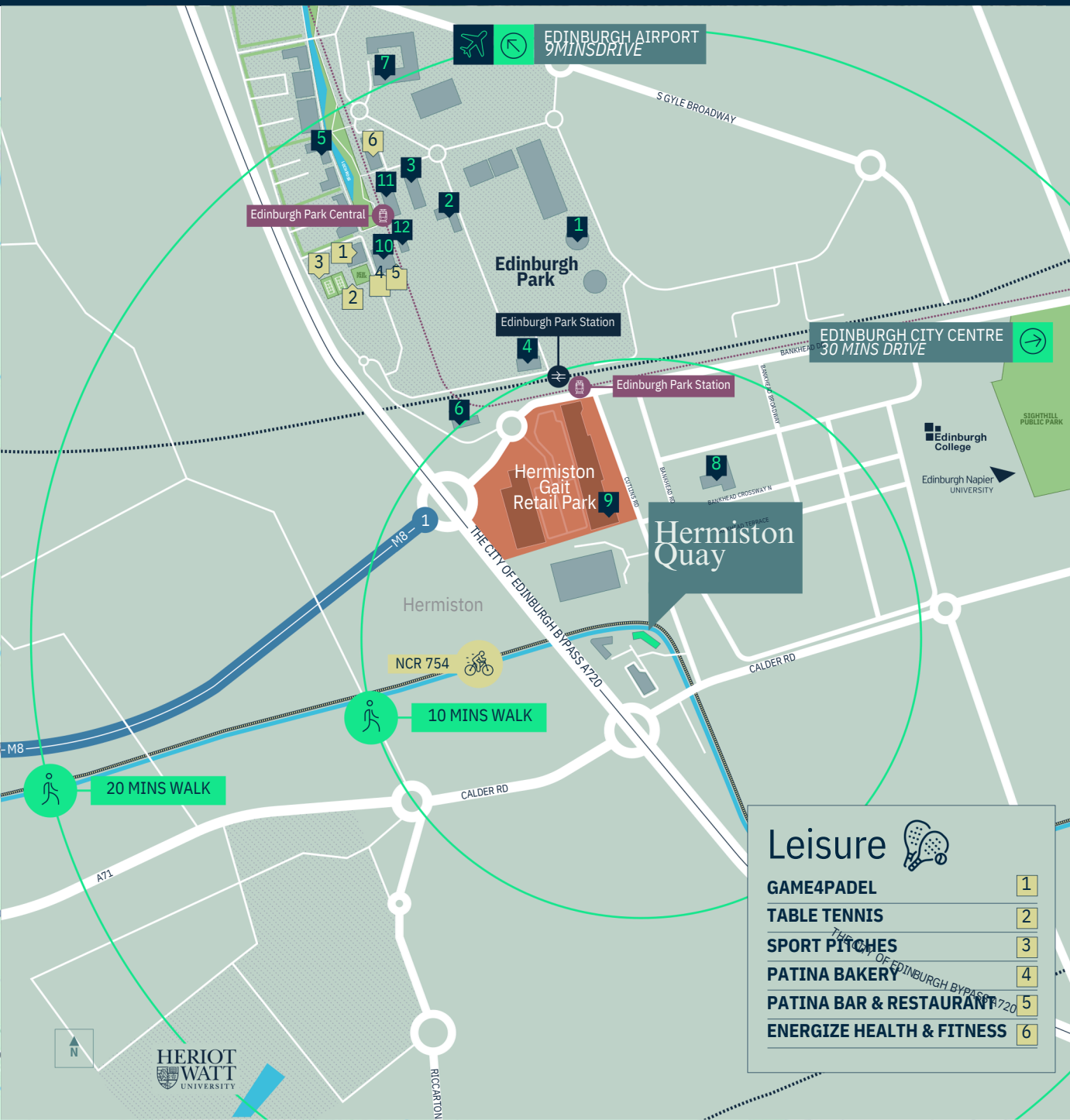
REACTEC AND  
ADOBE SYSTEMS  
EUROPE

CAR PARKING  
65 SPACES

# Location

Hermiston Quay is located approximately 5 miles to the west of Edinburgh city centre. Situated off Calder Road leading onto the Hermiston junction of the City Bypass, the location offers immediate access to the motorway network.

Edinburgh airport is less than 5 miles away by car, whilst the office park lies on a main bus route to and from the city centre. Rail links are a short distance away with trains from Glasgow and Edinburgh stopping at Edinburgh Park train station. The nearest tram station is also situated at Edinburgh Park. The surrounding area provides a variety of uses including offices, light industrial, retail warehousing, car showrooms and Hermiston Quay Retail Park. Occupiers include:



<b>LLOYDS</b>	<b>1</b>
<b>HSBC</b>	<b>2</b>
<b>DIAGEO</b>	<b>3</b>
<b>PREMIER INN</b>	<b>4</b>
<b>4-5 LOCHSIDE AVENUE</b>	<b>5</b>
- ScottishPower Transmissions - Lumacron - Pulsant	
<b>NOVOTEL</b>	<b>6</b>
<b>AEGON</b>	<b>7</b>
<b>NATIONAL RECORDS OF SCOTLAND</b>	<b>8</b>
<b>TESCO</b>	<b>9</b>
<b>NEW PARK SQUARE</b>	<b>10</b>
- Marsh McLennan - GE Vernova - Elements - Schneider Electric - Sainsburys Bank	
<b>OONI</b>	<b>11</b>
<b>PURE OFFICES</b>	<b>12</b>

## Leisure

<b>GAME4PADEL</b>	<b>1</b>
<b>TABLE TENNIS</b>	<b>2</b>
<b>SPORT PITCHES</b>	<b>3</b>
<b>PATINA BAKERY</b>	<b>4</b>
<b>PATINA BAR &amp; RESTAURANT</b>	<b>5</b>
<b>ENERGIZE HEALTH &amp; FITNESS</b>	<b>6</b>

# Well Connected



One of Hermiston Quay's most attractive features is the excellent transport links to travel in and around Edinburgh and wider Scotland.



## CAR

The office lies adjacent to Edinburgh City Bypass, which is a main road network to the wider Scottish transport network and the rest of the UK.



## BUS

There is one main bus route, conveniently an 8-minute walk from the office, that provides travel to and from Edinburgh city centre to the office. Lothian Bus Routes that operate on Calder Road include 25, 32, 34, 35 X27, X28 and X40. Edinburgh's bus network is award winning for connecting all areas of the city through a broad network.



## TRAM

Edinburgh Park tram stop is a 13-minute walk away and offers links to and from Edinburgh airport and Edinburgh city centre. The line comprises of 16 stops with services running every 10 minutes, allowing rapid connectivity to Edinburgh airport and city centre. The tram system is in the process of being extended to Leith which will provide even more accessibility to and from the city centre.



## EDINBURGH INTERNATIONAL AIRPORT

Edinburgh International Airport provides flights to over 150 destinations across the globe. In 2021, Edinburgh Airport was the busiest in Scotland and the UK's sixth busiest airport with 3.02 million passengers annually. Edinburgh Airport is situated only 5 miles northwest of Hermiston Quay.

London	1 hr 15 mins
Paris	1 hr 40 mins
Amsterdam	1 hr 20 mins
Frankfurt	1hr 55 mins
Zurich	2 hrs 15 mins
New York	7 hrs 40 mins



# Description

Hermiston Quay comprises an open plan office building arranged over ground and two upper floors. The floorplates provide flexible accommodation, with the potential to accommodate both a single and multiple occupants.

The building sits on a site of c.1.12 acres with 65 dedicated car parking spaces.



65 PARKING SPACES



FLUORESCENT LIGHTING



SUSPENDED CEILINGS



DOUBLE HEIGHT RECEPTION



RAISED FLOOR ACCESS



EXCELLENT NATURAL LIGHTING



VAM (VRV) UNIT COOLING



VIEWS OF THE PENTLAND HILLS



2 X 8 PERSON LIFTS



SHOWER FACILITIES ON EACH FLOOR



CANTEEN



EXTERNAL SYSTEM

FLOOR PLANS

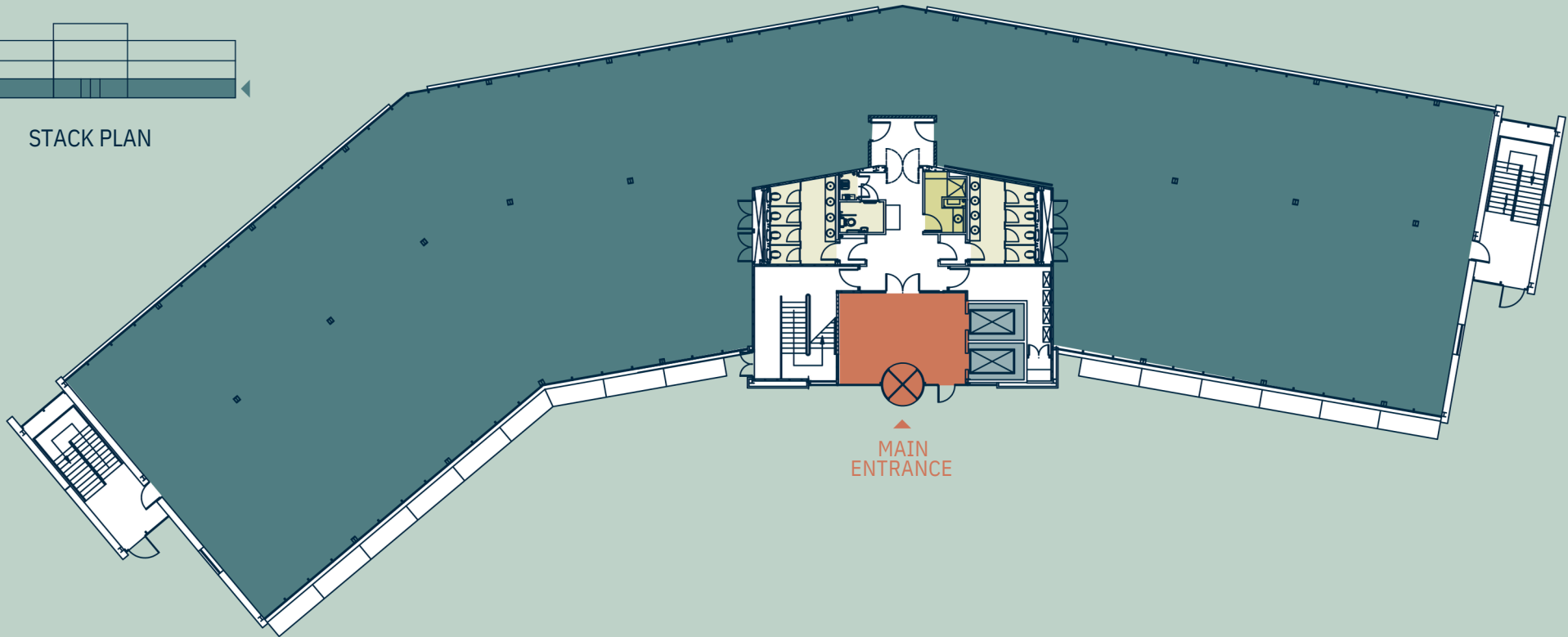
# Ground Floor

10,032 SQ FT

-  OFFICE FLOORPLATE
-  DOUBLE HEIGHT RECEPTION
-  SHOWER FACILITIES
-  WC FACILITIES
-  LIFTS TO FLOORS



STACK PLAN



FLOOR PLANS

# 1st Floor

10,032 SQ FT



OFFICE FLOORPLATE



SHOWER FACILITIES



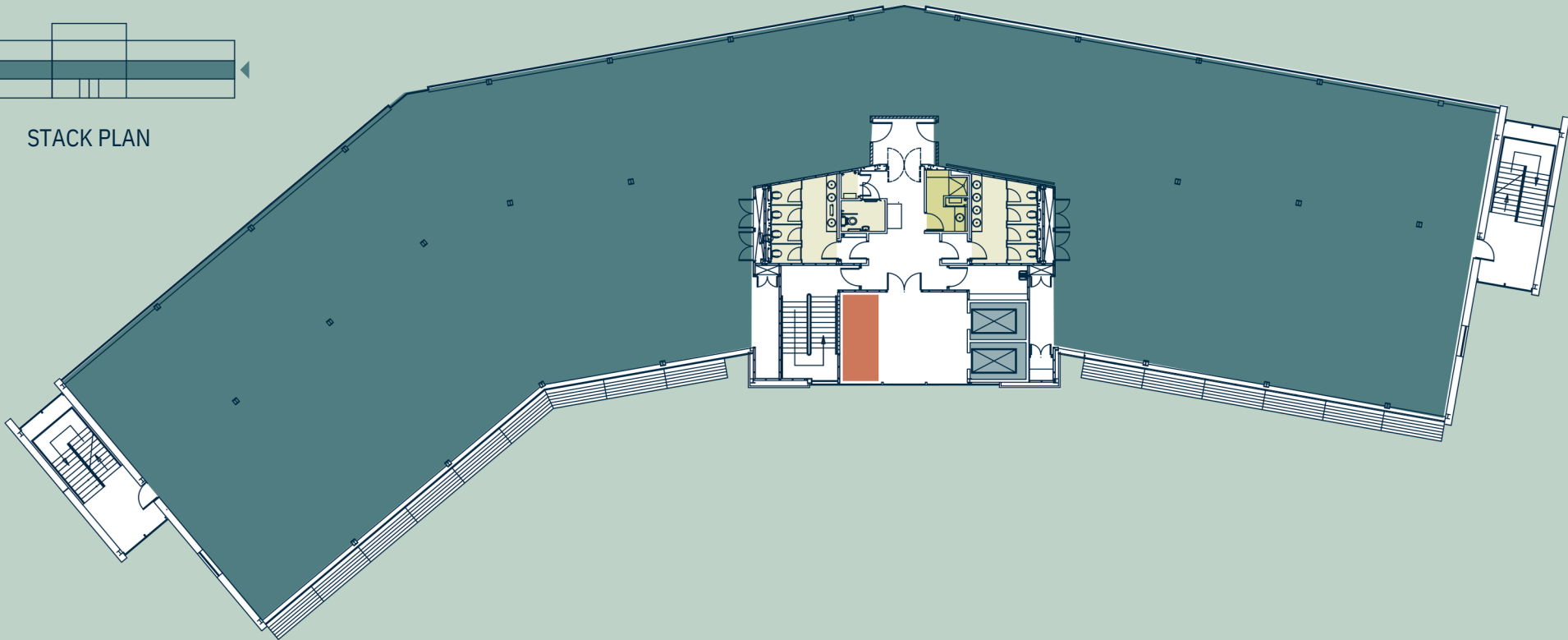
WC FACILITIES



LIFTS TO FLOORS



STACK PLAN



FLOOR PLANS

# 2nd Floor

10,032 SQ FT



OFFICE FLOORPLATE



SHOWER FACILITIES



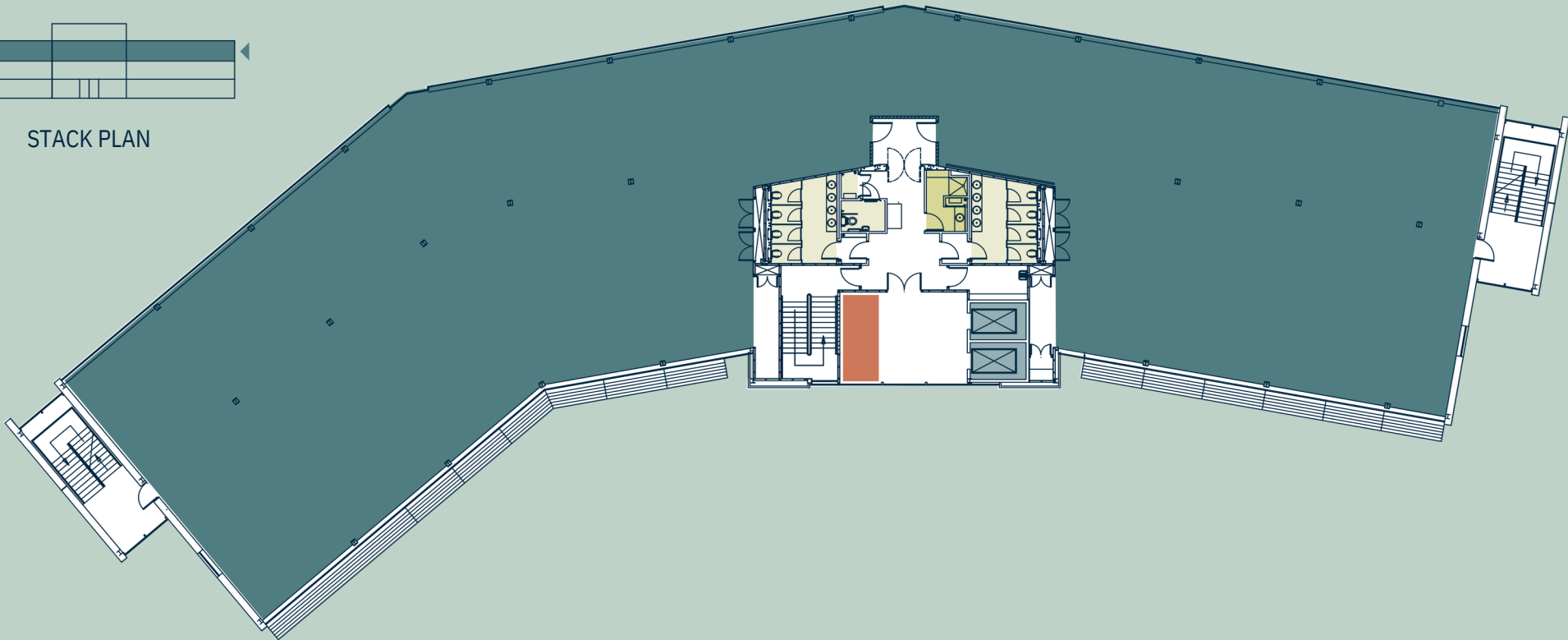
WC FACILITIES



LIFTS TO FLOORS



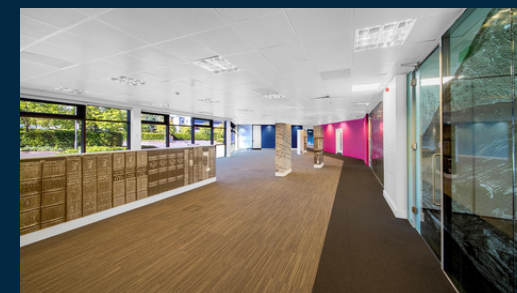
STACK PLAN





# Contact

For further information or to arrange a viewing please get in touch.



## Sales & Lettings

07534 532061

[enquiries@ivygroup.uk](mailto:enquiries@ivygroup.uk)

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