

To Let

Hermiston Quay



HERMISTON QUAY
5 CULTINS RD
EDINBURGH
EH11 4DF

OPEN PLAN OFFICE EXTENDING TO **30,441 SQ FT**





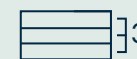
Summary



HQ OFFICE
BUILDING



OPEN PLAN OFFICE
EXTENDING TO
30,441 SQ FT



OVER 3
FLOORS



65 CAR PARKING
SPACES



EXCELLENT
TRANSPORT LINKS



CLOSE TO
EDINBURGH AIRPORT



PROMINENT DOUBLE
HEIGHT ENTRANCE



FLEXIBLE FLOOR
PLATES

Situation



EDINBURGH CITY CENTRE
30 MINS DRIVE

CALDER RD (A71)

EVANS
HALSHAW
VAUXHALL

To Let
Hermiston
Quay

SYKES

THE CITY OF EDINBURGH
BYPASS (A736)

FORD TRANSIT
CENTRE AND
DEALERSHIP

M8

1

EDINBURGH AIRPORT
9 MINS DRIVE

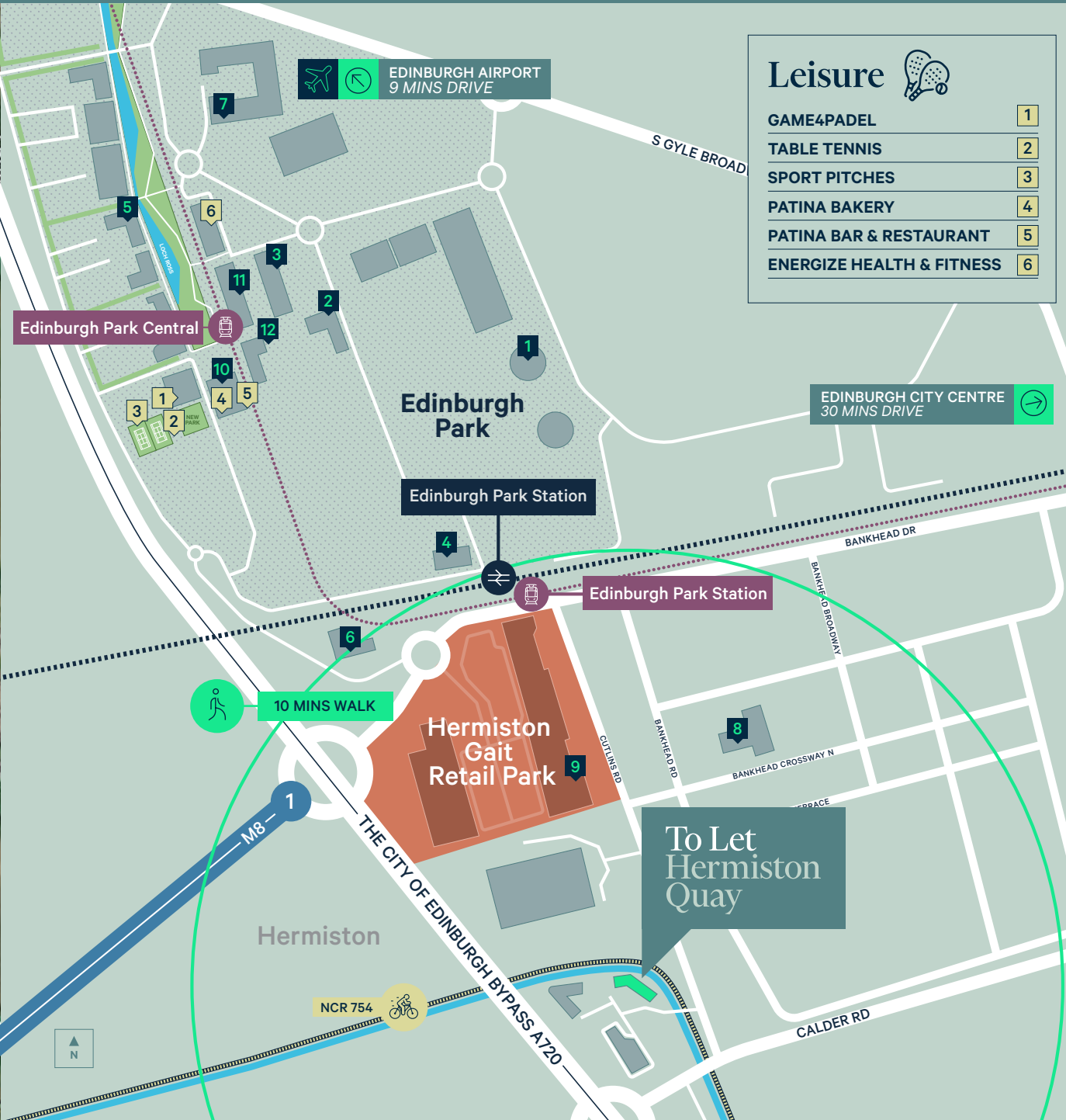
NCR 754



SO
CONNECT

CAR PARKING
65 SPACES

REACTEC AND
ADOBE SYSTEMS
EUROPE



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 office, light industrial, retail warehousing, car showrooms and Hermiston Quay Retail Park. Occupiers include:

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

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.



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



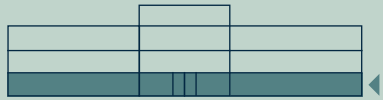
CANTEEN



EXTERNAL SYSTEM

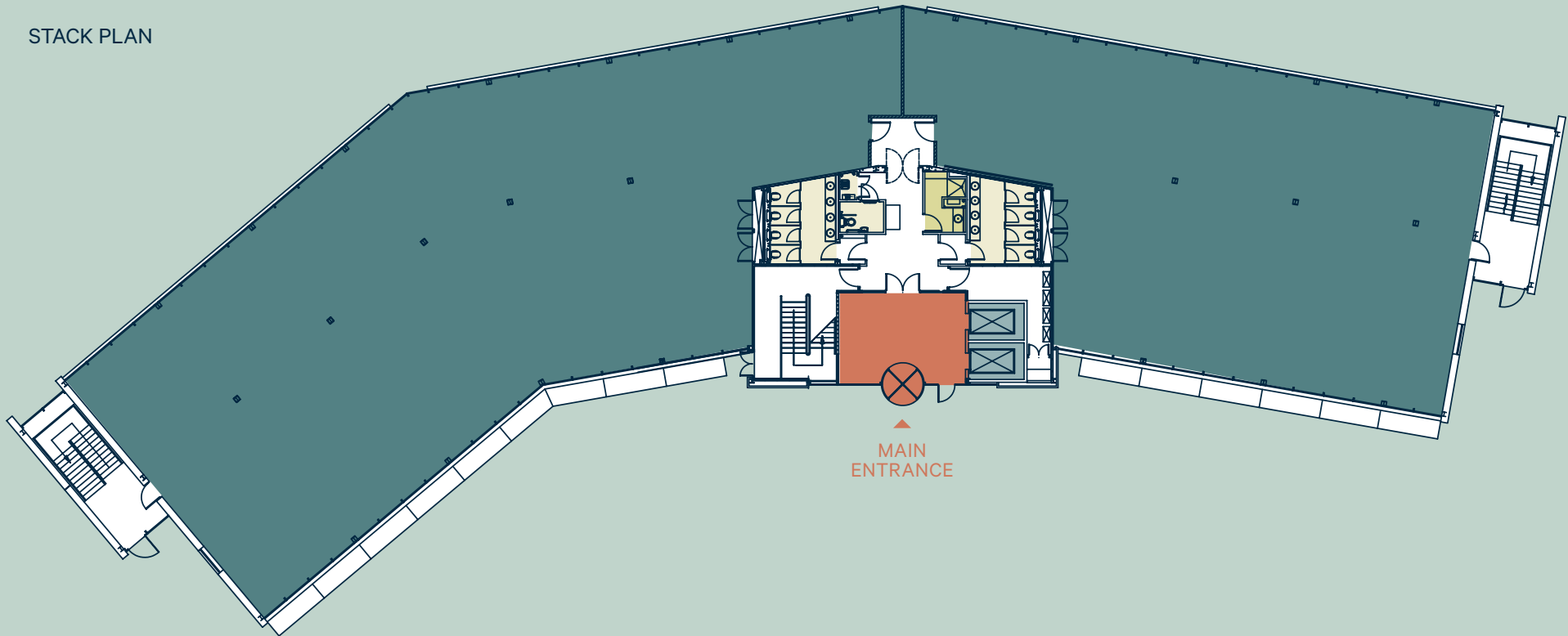
FLOOR PLANS

Ground Floor



STACK PLAN

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



FLOOR PLANS

1st Floor



STACK PLAN



OFFICE
FLOORPLATE



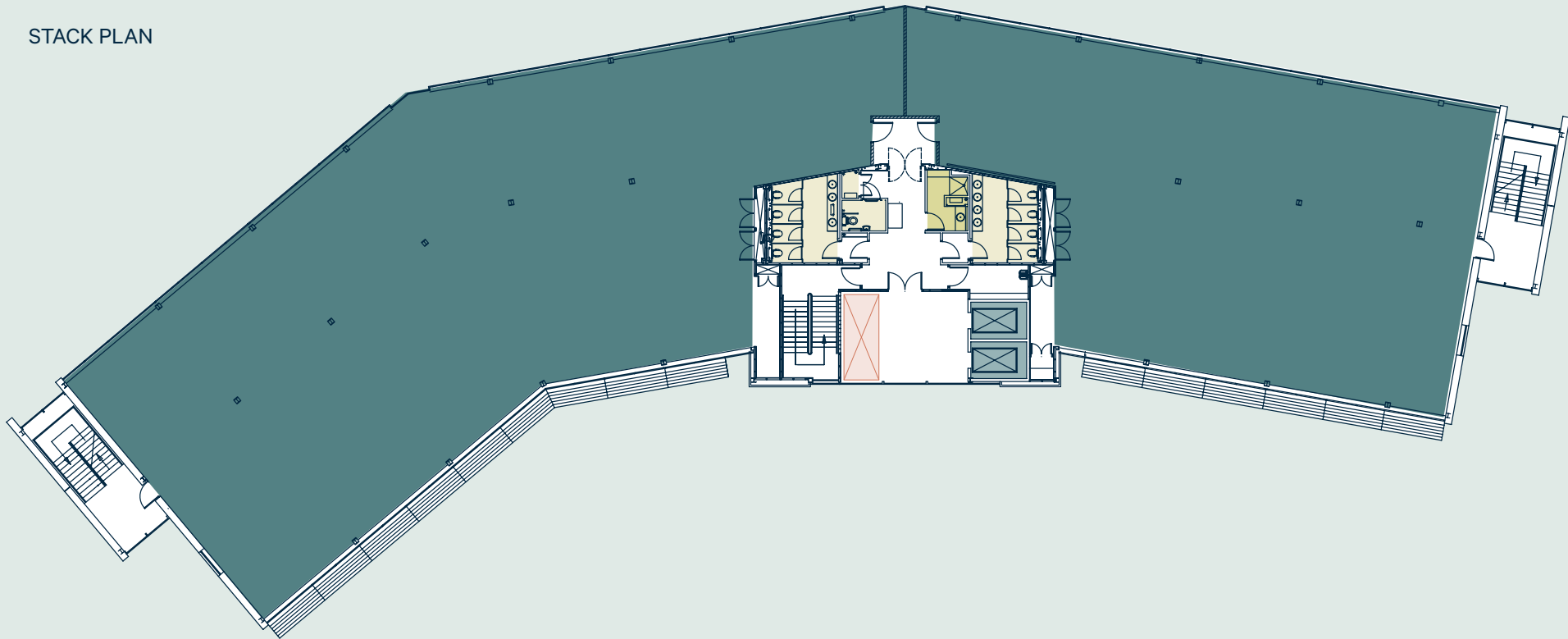
SHOWER
FACILITIES



WC
FACILITIES

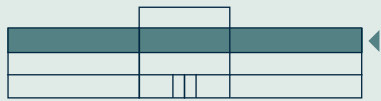


LIFTS TO
FLOORS



FLOOR PLANS

2nd Floor



STACK PLAN



OFFICE FLOORPLATE



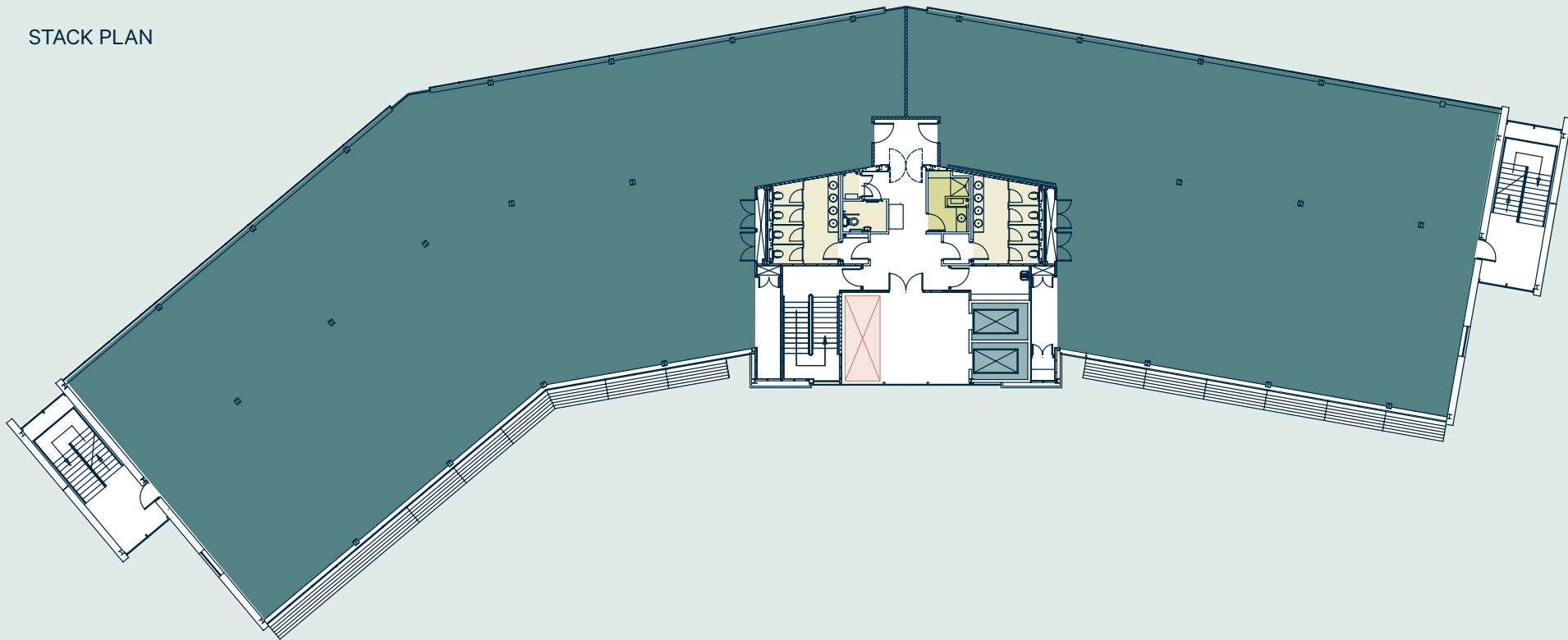
SHOWER FACILITIES



WC FACILITIES



LIFTS TO FLOORS



Further Information

TENURE

The property is available to let as a whole on a Full Repairing and Insuring lease.

EPC

D51 with potential to achieve B20.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon.

RATES

The building currently has a rateable value of £363,500. Any other enquiries should be directed to the local Assessors department.

VAT

All figures are exclusive of VAT which will be payable.

ENTRY DATE

By agreement.





To Let
Hermiston
Quay

Contact

For further information or to arrange an inspection please contact;

Beverley Mortimer

07771 370 504

Beverley.Mortimer@cbre.com

Angela Lowe

07793 808458

angela.lowe@cbre.com

CBRE

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