

To Let

• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

INDUSTRIAL / BUSINESS UNIT

Unit 13, East Hermiston Business Park, 30 Cultins Road, Edinburgh, EH11 4DG

CLOSING DATE 12 NOON WED 14th JANUARY 2026



Location

The subject property forms part of East Hermiston Business Park, which is located in the Hermiston / Sighthill area, off Cultins Road. The estate is situated on the western periphery of the city and benefits from excellent access to the national road network via the A720 City Bypass, M8, A8, M9 and A90/M90. Edinburgh Airport is only a 5-10 minute drive away via the A8. Edinburgh Park Rail and Tram Station is a short walk away from the estate and provides direct access to the airport, city centre and the rest of the national rail network.

Description

The estate consists of 16 units in total formed of three separate square blocks of attached 'four-unit blocks' (Unit 13 being one of) and two separate semi-detached blocks of two units. Each unit benefits from two designated parking spaces. The construction of the unit consists of a steel portal frame with insulated profiled metal sheeting to roof level and horizontal composite cladding to the upper wall sections. The lower external walls are of engineering brickwork construction with concrete block construction internally and polished concrete floor slab. Access into the unit is provided via an electric overhead vehicle door operated internally and a separate pedestrian steel entrance door both to the front elevation. The vehicular door measures 2.90 m wide and 4.00m high.



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The unit benefits from 3 phase power and a minimum eaves height of circa 4.4m. Natural light is provided from translucent roof panels.

Accommodation

We have measured the unit in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the overall Gross Internal Area to be 100 sq. m (1,076 sq ft) or thereby.



Rateable Value

The unit has a current rateable value of £9,800 effective from 1st April 2023. Further details can be obtained from the Assessor on 0131 344 2500 or alternatively www.saa.gov.uk. Subject to individual eligibility, the property may qualify for non-domestic rates relief under the Small Business Bonus Scheme effective from 1st April 2023. Clarification should be sought from the Business Rates Team on 0131 608 1133 or via email at: nondomesticrates@edinburgh.gov.uk

Planning

The premises benefit from a Class 4 business use as defined in the Town and Country Planning (Use Class) (Scotland) Order 1997. Applicants must satisfy themselves independently as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at planning@edinburgh.gov.uk.

Terms

The unit is offered on a full repairing and insuring basis (FRI) for a term to be agreed (minimum lease duration of 5 years). The Council will insure the property and the premium will be recoverable from the tenant. An annual service charge will be payable for the upkeep of common parts, landscaping and hardstanding areas in the estate. A tenant deposit will be payable prior to taking entry.

Services

Mains drainage, water and electricity are installed and all charges for such services will be the responsibility of the tenant.

Rent

Offers in excess of **£14,950** per annum (exclusive of VAT, rates, buildings insurance and service charge) are invited.

Energy Performance Certificate: EPC Rating = B (available upon request)

Viewing & Contact information

The yard may be viewed by appointment with Neil Gordon, Estates Surveyor who can be contacted via email: neil.gordon@edinburgh.gov.uk or by contacting Commercial Property via email: commercial.property@edinburgh.gov.uk

Fees

The incoming tenant will be responsible for the Council's reasonably incurred Legal & Surveyors fees and expenses in connection with the transaction, together with any Land and Buildings Transaction Tax and registration dues where applicable.

LOCATION PLAN



DETAILS FOR SUBMITTING OFFERS (Only to be submitted after a closing date has been set)

1. Notes of interest should be registered with the Council's Surveyor using the contact details above in order that interested parties may be advised of a closing date.
2. When a closing date is set all offers must be received by 12 noon on the closing date. The Council will not accept late offers under any circumstances.
3. Offers must be submitted using an **Offer to Let Form** (available on request) and sent by email to offers@edinburgh.gov.uk
The subject line of the email should state '**Closing Date Offer – Unit 13 East Hermiston Business Park**' to ensure it is recorded as a formal offer. No emails will be read until the closing date has passed.
4. An email acknowledgement will be issued on receipt of the offer. You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date
5. Hand delivered offers and offers by post will not be accepted
6. The Council does not bind itself to accept the highest or any offer.
7. Prior to submitting an offer, you are strongly recommended to take appropriate professional advice.
8. The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.

You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181 and quote the property address. ITS can also give information on community language translations.

