

# To Let

## INDUSTRIAL / BUSINESS UNIT – Class 4 or 6

Unit 6, East Hermiston Business Park, 30 Cultins Road, Edinburgh, EH11 4DG

**Closing Date: 12 Noon Thurs 14th May 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 6 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.



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 (6<sup>th</sup> 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 1<sup>st</sup> April 2023. Further details can be obtained from the Assessor on 0131 344 2500 or alternatively [www.saa.gov.uk](http://www.saa.gov.uk). Subject to individual eligibility, the property may qualify for non-domestic rates relief under the Small Business Bonus Scheme. Clarification should be sought from the Business Rates Team on 0131 608 1133 or via email at: [nondomesticrates@edinburgh.gov.uk](mailto: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](mailto: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 **£14,500** 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](mailto:neil.gordon@edinburgh.gov.uk) or by contacting Commercial Property via email: [commercial.property@edinburgh.gov.uk](mailto:commercial.property@edinburgh.gov.uk)

### **Fees**

The ingoing 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.

