

**Lot 38A, 5 Cultins Road, Hermiston Quay, Edinburgh,
EH11 4DF**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Very Well Located Heritable Office Opportunity

www.acuitus.co.uk

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Property Information

Very Well Located Heritable Office Opportunity

- Substantial Modern HQ Office Building
- 2 miles from Edinburgh Airport, 5 miles from Edinburgh City Centre and adjacent to City of Edinburgh Bypass
- High Specification Office of approx. 2,795.96 sq. m. (30,096 sq. ft.) over Ground, First and Second Floors
- Efficient Floorplates for possible sub-division
- Total Site Area of 1.12 Acres including 65 dedicated parking spaces
- Low Capital Value on Guide Price (£25 psf)

Lot
38A

Auction
30th October 2025

Vacant Possession

Status
Available

Sector
Office

Auction Venue
Live Streamed Auction

On Behalf of a Major Fund

Location

Miles	5 miles west of Edinburgh City Centre
Roads	M8, Edinburgh Bypass, A71
Rail	Edinburgh Gateway Railway Station
Air	Edinburgh Airport

Situation

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 located 2 miles north east of the property. The surrounding area provides a variety of uses including office, light industrial, retail warehousing, car showrooms and Hermiston Quay Retail Park. Nearby occupiers include Lloyds, HSBC, Diageo, Aegon, National Records of Scotland, Premier Inn, Novotel and Tesco.

Tenure

Heritable. (Scottish Equivalent of English Freehold)

Description

The property comprises a substantial high quality headquarter office building, providing three floors of open plan office accommodation and may be suitable for subdivision to accommodate multiple occupants. The property benefits from excellent natural light, suspended ceilings, raised floors, 2 x 8 person lifts, shower facilities, a canteen and 65 parking spaces.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office	931.99	(10,032)	VACANT
First	Office	931.99	(10,032)	
Second	Office	931.99	(10,032)	
Total		2,795.97	(30,096)	

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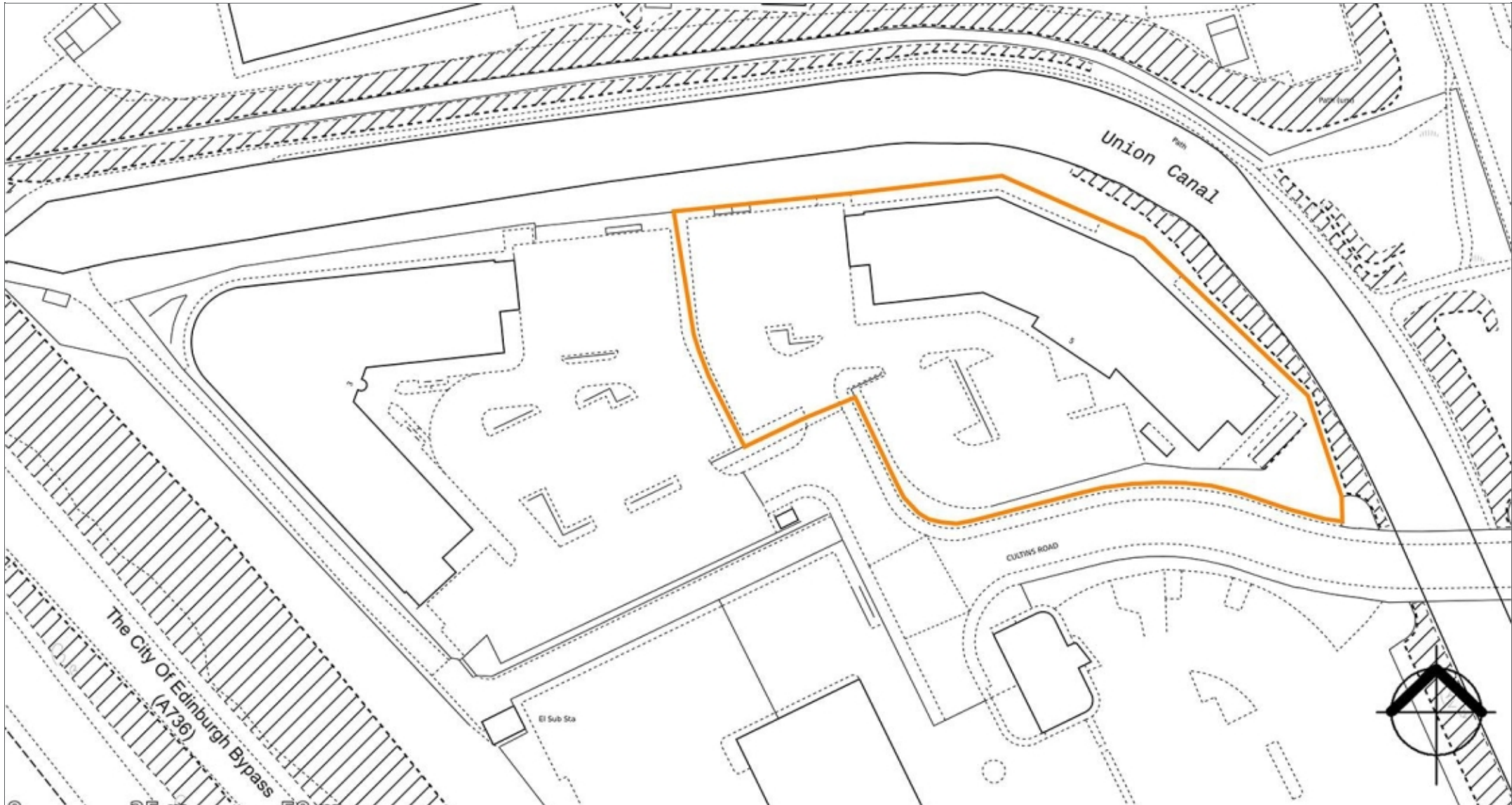


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