



VANTAGEPOINT

3 CULTINS ROAD | EDINBURGH | EH11 4DF

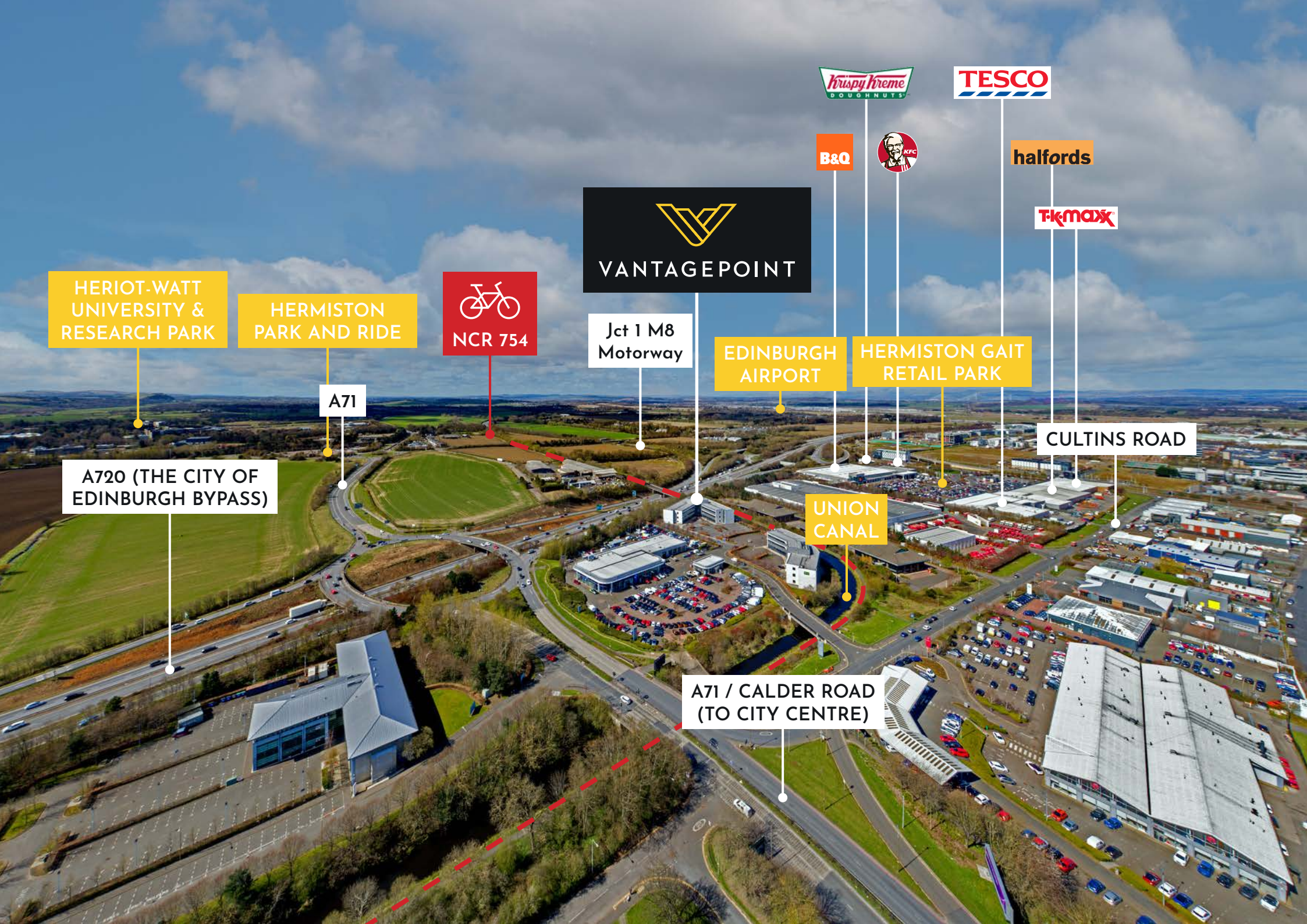
 PLAY VIDEO

8,413 - 21,363 SQ FT
(782 - 1,985 SQ M)

www.vantagepoint-edinburgh.co.uk

**NEWLY
REFURBISHED
MODERN OFFICE
ACCOMMODATION**





VANTAGEPOINT

HERIOT-WATT
UNIVERSITY &
RESEARCH PARK

HERMISTON
PARK AND RIDE


NCR 754

Jct 1 M8
Motorway

EDINBURGH
AIRPORT

HERMISTON GAIT
RETAIL PARK

CULTINS ROAD

A720 (THE CITY OF
EDINBURGH BYPASS)

A71

UNION
CANAL

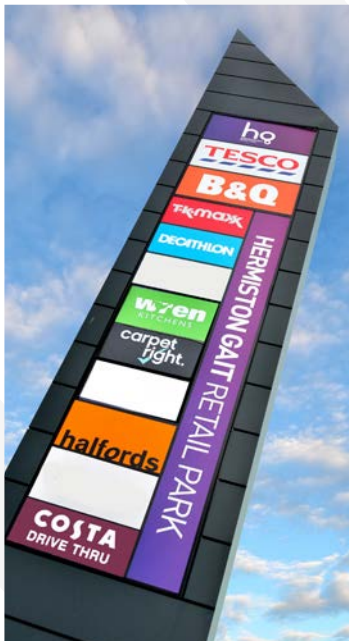
A71 / CALDER ROAD
(TO CITY CENTRE)



halfords



ON THE NCR 754



4 miles from
Edinburgh Airport



Located in close
proximity to Hermiston
Gait Retail Park



Public transport links
via the bus network
(A71 Calder Road)



5 miles from the
city centre



Within walking
distance of Edinburgh
Park tram stop

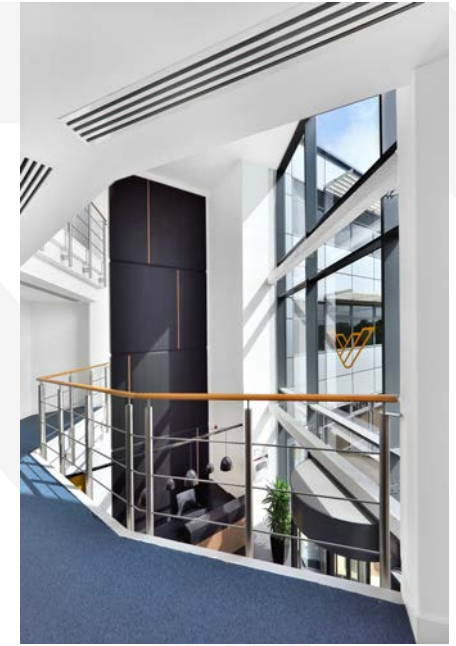


46 dedicated car
spaces available
(1:467 sq ft)

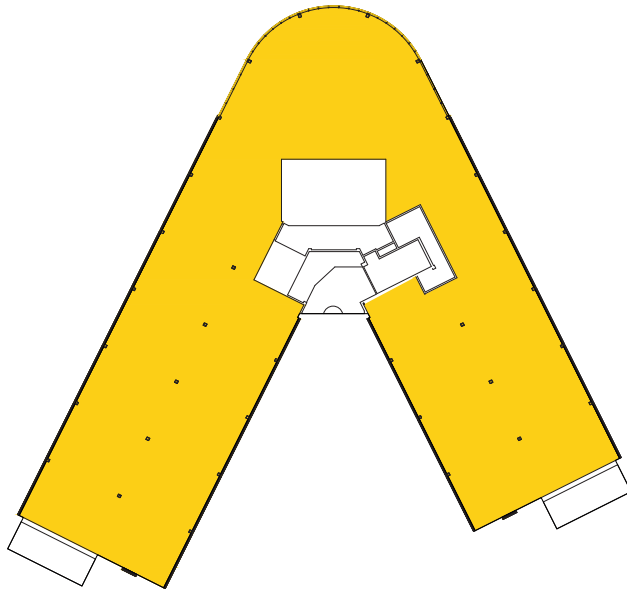
ACCOMMODATION

The available ground and first floor accommodation has been extensively refurbished & provides modern, bright, efficient open-plan accommodation. This includes the following specification:

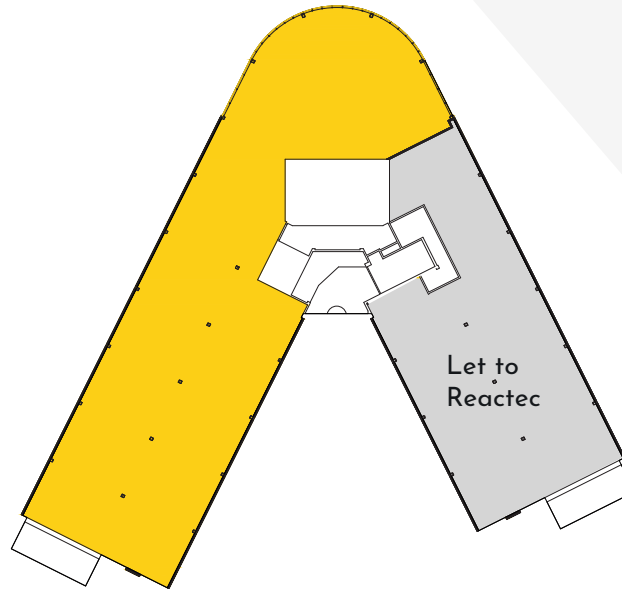
- VRV heating and cooling
- 150mm full raised access floors
- New suspended ceiling incorporating LED lighting
- Fully carpeted including floorboxes
- Full time receptionist/building manager
- 2x passenger lifts
- Reception has also been overhauled to provide a striking entrance and first impression for staff and visitors
- EPC Rating 'D'



GROUND FLOOR



FIRST FLOOR



VANTAGE POINT		
	WEST WING	EAST WING
2	Adobe	
1	8,413 sq ft / 782 sqm Available	Reactec
G	12,950 sq ft / 1,203 sq m Available	

Further sub-division to create suites from 3,000 sq ft is possible.



VANTAGEPOINT

SERVICE CHARGE

A service charge covering common running costs for the property will be payable and further details available from the letting agents.

BUSINESS RATES

Presently the two suites are entered in the Valuation Role with the following Rateable Values:

1F West: £70,800 which results in an annual rates liability of £36,178.80 (2021/22).

Ground Floor: £111,000 which results in an annual rates liability of £58,164 (2021/22).

TERMS

The property is available to lease on flexible new Full Repairing and Insuring terms for a period to be agreed. Further information is available on request from the letting agents.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant being responsible for the payment of Land & Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

VIEWINGS & FURTHER INFORMATION

Should you wish to view or require further information, please do not hesitate to contact the agents as per the details below:

Simon Capaldi

t: +44 (0) 131 222 9621

m: +44 (0) 7770 012 255

e: simon.capaldi@knightfrank.com

Chrissie Clancy

t: +44 (0) 131 322 3077

m: +44 (0) 7790 974 571

e: chrissie.clancy@knightfrank.com



1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by the Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agent has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. July 2022