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Edinburgh

Hermiston Quay

Newly refurbished business centre available to let

HERMISTON QUAY

5 CULTINS RD
EDINBURGH
EH11 4DF



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Introduction to Hermiston Quay Business Centre

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Welcome to Hermiston Quay Business Centre – a newly refurbished business destination offering high-quality, flexible office accommodation in Edinburgh.

Designed to meet the needs of modern businesses, Hermiston Quay combines contemporary office interiors, excellent facilities and adaptable layouts, creating the ideal environment for businesses to establish, operate and grow.

From smaller private offices to spacious corporate suites, our accommodation ranges from approximately 300 to 5,000 sq ft, with flexible lease terms, competitive pricing and options to tailor larger spaces to your requirements.

Occupiers benefit from 65 on-site parking spaces, 24-hour secure access, an impressive double-height reception, modern cooling systems, shower facilities, breakout areas and excellent natural light – all complemented by stunning views towards the Pentland Hills and Edinburgh Castle.

Whether you're launching a new venture, relocating your team or expanding your operations, Hermiston Quay offers a professional workspace with the flexibility to support your next chapter.


| RECEPTION


| KITCHEN


| OPEN PLAN OFFICE


| MEETING ROOM


| BREAKOUT AREA


| LOUNGE AREA WITH VIEWS

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Facilities & Amenities at Hermiston Quay Business Centre

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Everything Your Business Needs, All in One Place

Hermiston Quay Business Centre offers a comprehensive range of facilities and services designed to support modern businesses, providing a comfortable, secure and professional environment for you and your team.

HIGH-SPEED INTERNET CONNECTIVITY

Reliable, high-speed internet to keep your business connected.

MEETING ROOMS AND SHARED SPACES

Modern meeting rooms and flexible shared spaces for collaboration.

KITCHEN AND BREAKOUT FACILITIES

Fully equipped kitchen and stylish breakout areas for your team.

PARKING AND TRANSPORT CONNECTIONS

65 on-site parking spaces and excellent public transport links.

SECURE BUILDING ACCESS AND CCTV

24-hour secure access with CCTV for peace of mind.

LIFT ACCESS AND ACCESSIBILITY

Two 8-person lifts with full accessibility throughout the building.

TOILETS AND COMMUNAL AREAS

Modern, well-maintained toilet and communal areas on each floor.

HEATING, LIGHTING AND OTHER BUILDING SERVICES

Comfortable, energy-efficient environment with modern building services.

NEARBY CAFÉS, SHOPS AND LOCAL AMENITIES

Close to cafés, shops and essential amenities in a thriving business location.

VIEWS OF THE PENTLAND HILLS & EDINBURGH CASTLE

Stunning views to inspire your working day.



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Discover Your New Office at Hermiston Quay

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AVAILABLE OFFICE SIZES AND LAYOUTS

A range of office sizes from 379 sq ft to 779 sq ft, with flexible layouts to suit businesses of all types.

RENTAL PRICING

Competitive prices available with terms tailored to your requirements.

LEASE TERMS AND FLEXIBILITY

Flexible lease terms available, subject to terms. Options to suit short or longer term requirements.

PRIVATE VIEWING ARRANGEMENTS

Arrange a private viewing to explore the available offices and find the right space for your business.

ARRANGE A PRIVATE VIEWING TODAY

Get in touch to discuss availability, layouts and lease options at Hermiston Quay.

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Location of Hermiston Quay Business Centre

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A Prime Location for Your Business

Hermiston Quay Business Centre is strategically located in the heart of Edinburgh's west, offering excellent connectivity, a vibrant business community and easy access to the city centre, major road networks and local amenities.

The location provides the perfect balance of accessibility and a professional setting, with stunning views towards the Pentland Hills and Edinburgh Castle.



Travel Times

Ideally positioned for staff, clients and visitors, with excellent transport links in every direction.

Edinburgh City Centre By car	15 mins
Edinburgh Airport By car	10 mins
Edinburgh Park Station By car	5 mins
Local Bus Stops Within walking distance	2 mins
M8 Motorway Direct access	3 mins



| HERMISTON QUAY BUSINESS CENTRE


| EDINBURGH CITY CENTRE


| VIEWS TOWARDS THE PENTLAND HILLS

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Edinburgh

Get in Touch Today

Arrange a viewing and discover your new office at Hermiston Quay.

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WE'RE HERE TO HELP

Book a Viewing

Our team would be delighted to show you around Hermiston Quay and discuss the available office spaces, layouts and lease options. Contact us today to arrange a private viewing at a time that suits you.

LANDLINE
0161 300 5422

ALTERNATIVE MOBILE / DIRECT CONTACT
07534 532061

EMAIL
enquiries@ivygroup.uk



ARRANGE A PRIVATE VIEWING >
Get in touch and take the next step.

FLEXIBLE VIEWING TIMES
Arrange a private viewing at a time that suits you.

EXPERT ADVICE
Our team can advise on available spaces, layouts and lease options.

PRIME LOCATION
Easily accessible in Edinburgh with excellent transport links.

A WORKSPACE TO GROW
High-quality, modern offices in a well-connected business location.