



3,752 SQ. FT

FOR SALE

7&8 LOGIE MILL

Edinburgh • EH7 4HG



- Vacant possession heritable interest offers over - £595,000 + vat which equates to a capital value of £159 psf
- Modern, newly refurbished office accommodation in excellent condition

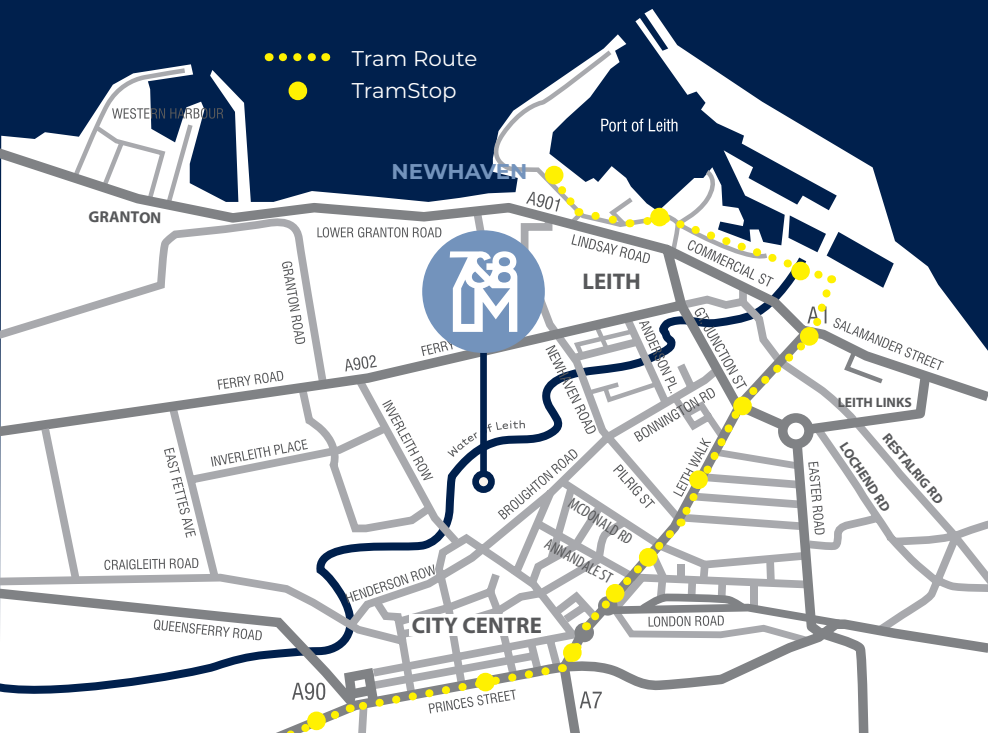
Modern office accommodation, ideal for an owner occupier or investment opportunity



LOCATION

Logie Mill / Beaverbank Business Park is home to a variety of established UK and international occupiers. The area benefits from excellent nearby amenities, close proximity to Edinburgh city centre, and strong public transport links.

Connectivity is excellent, with easy access by car (outside the LEZ). Local bus routes serving the location include services 8, 9, 23, 27 and 36. National Cycle Route 75 also runs nearby, providing further sustainable access options.



DESCRIPTION



7&8 Logie Mill offers a modern two-storey, end-of-terrace office pavilion. Constructed around a robust steel frame, the property features attractive yellow brick elevations beneath a pitched, metal-clad roof.

Generous double-glazed windows, set in sleek aluminium frames, ensure excellent natural light throughout, creating a bright and efficient working environment.

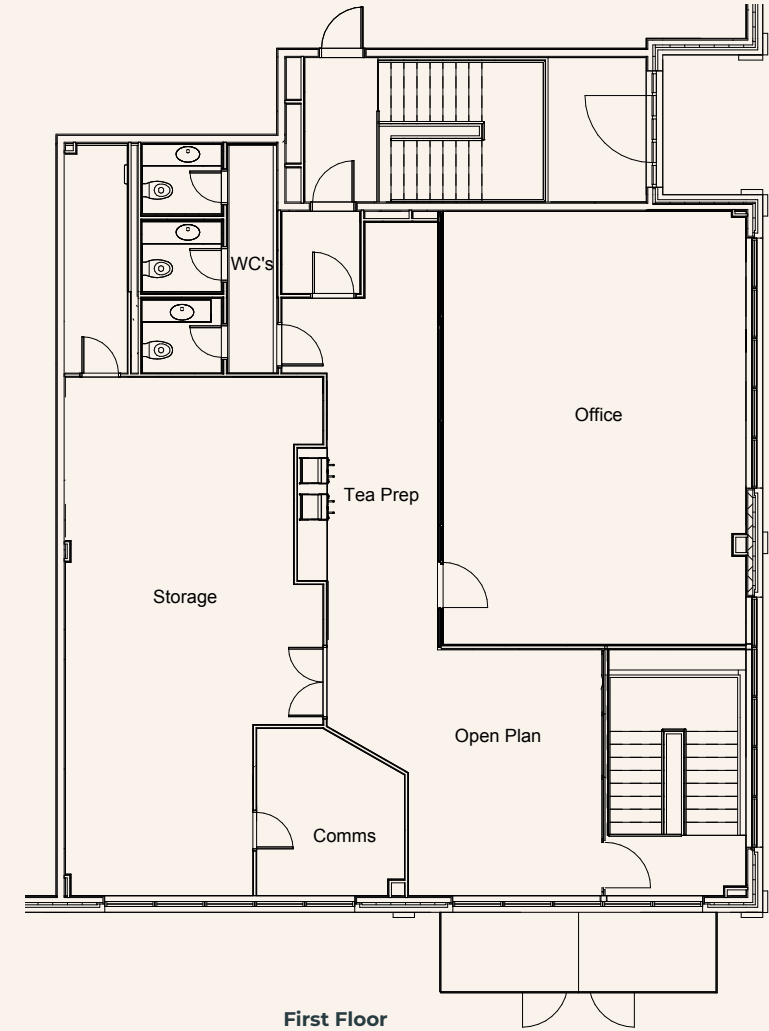
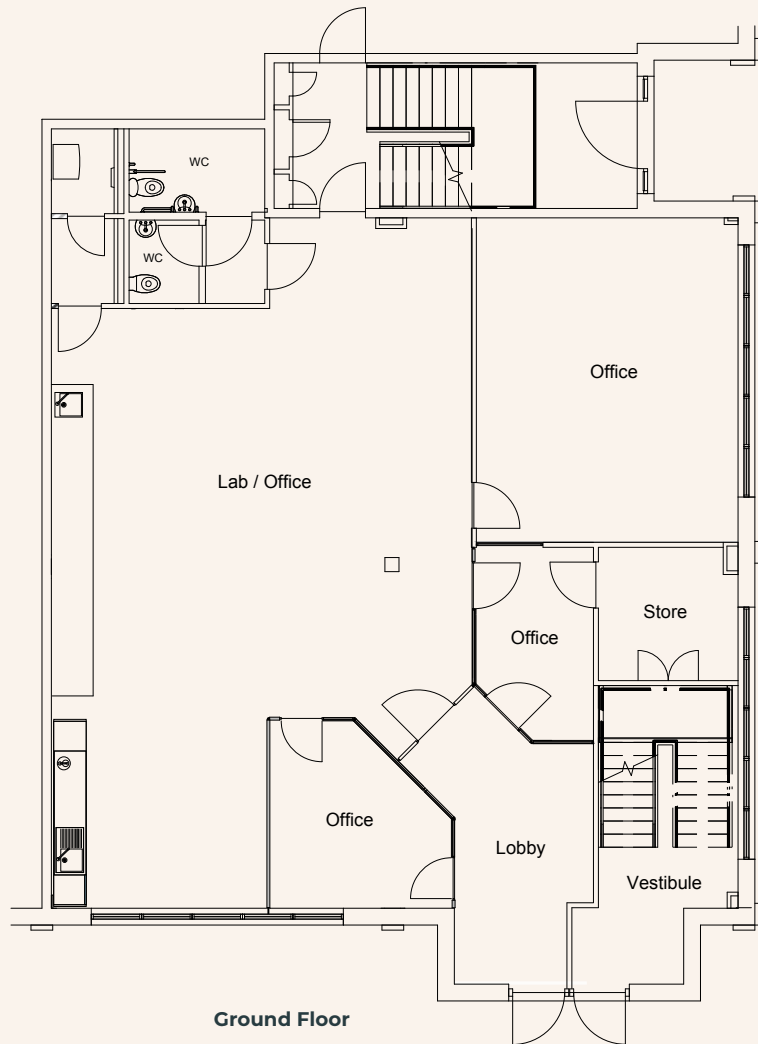
The property extends to 3,752 sq. ft and is presented in excellent condition with modern finishes, benefitting from strong natural light and flexible layouts suitable for a range of business uses. The property is currently used as a quasi lab/office facility.



The specification includes:

- EPC A
- Fully accessible raised floors
- Suspended ceilings with LED lighting
- Air conditioning throughout
- Male & female toilets plus accessible WC
- Brand new electrical, mechanical and plumbing, including air conditioning unit
- 9 dedicated parking bays

FLOORPLANS



PLANNING

The property lies within an area designated for Class 4 Business Use.

TENURE

The premises are being offered for sale with the condition of vacant possession, based on a Heritable Interest sale, which is the Scottish equivalent of an English Freehold.

The property is currently vacant and available for immediate occupation.

RATES

According to the Scottish Assessors the building & car parking has a current Rateable Value of £43,200.

VAT

The property is registered for VAT.

INTERESTED PARTIES

Offers are invited for the Heritable interest in the Property. Interested parties are advised to note their interest in writing. Conditional offers may be considered if supported by detailed information to assess viability. The purchaser will be responsible for their own legal costs and all taxes associated with this transaction.

EPC A

A copy of the EPC A is available upon request.



ANTI-MONEY LAUNDERING (AML)

Under both HMRC and RICS guidance, we are legally obliged to undertake AML diligence for the the purchaser and vendor (our client) involved in the transaction. As such, personal or detailed financial or corporate information will be required before any terms are agreed or any transaction is concluded.



VIEWING & FURTHER INFORMATION

Strictly by prior arrangement
with the sole selling agents:

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September 2025.

