

PETEX HOUSE

10 LOGIE MILL
EDINBURGH
EH7 4HG



FOR SALE OR LEASE

19,186 SQ. FT



VACANT POSSESSION
HERITABLE INTEREST



OFFERS OVER - £1,800,000
WHICH EQUATES TO A LOW
CAPITAL VALUE OF £93.82 PSF

1.2
ACRES

SITE AREA – 1.2 ACRES



PROMINENT SINGLE
BUILDING WITHIN
BEAVERBANK
BUSINESS PARK



SUPERB CONDITION
AND ALL ELECTRIC



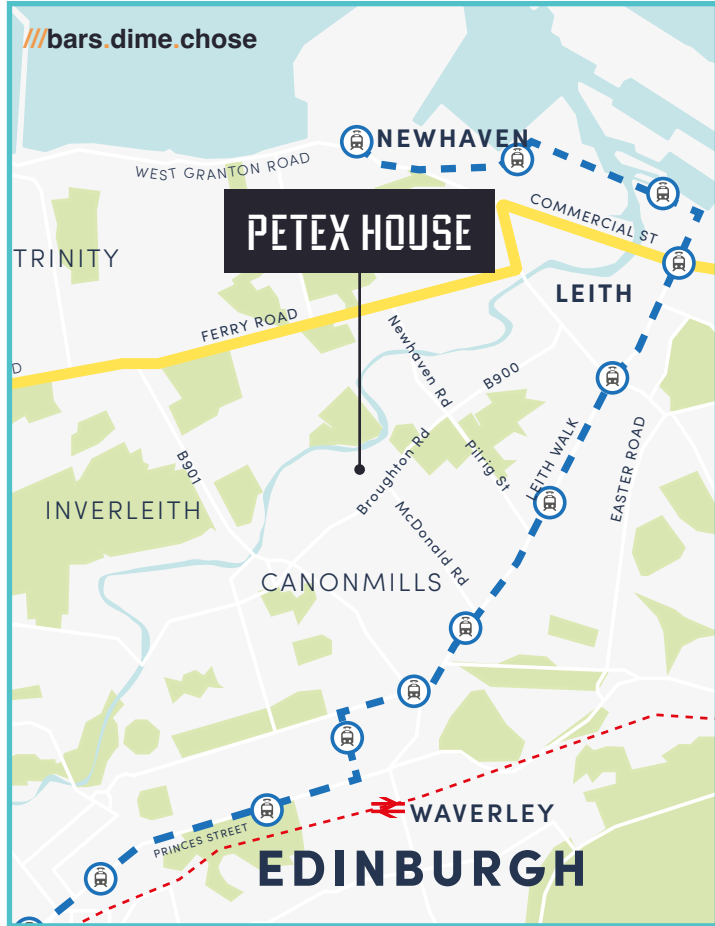
FRI LEASE TERMS
AVAILABLE



LOCATION

Logie Mill/Beaverbank Business Park is home to an array of renowned UK and international organisations attracted to the nearby amenity, proximity to the city centre and the public transport on offer.

Connectivity is very good, with easy access by car (out with the LEZ). Bus routes serving the location include 8, 9, 23, 27 and 36 services. National Cycle Route 75 is also in very close proximity to the property.



DESCRIPTION

Petex House is a three storey office building extending to approximately 19,816 sq ft arranged over ground, first and second floors. There is an impressive and airy triple height reception entrance extending to just under 600 sq ft at Ground Floor level.

The building is of steel frame construction with walls of concrete block work, faced externally in brick. The aluminium windows are all in excellent condition, being double glazed and powder coated.

Internally, the building is in superb condition, it's decorated to a very high standard and benefits from excellent natural daylight. There is extensive fit out in place to include canteen, staff cafe and breakout space. There is also extensive storage on-site, and scope to extend the ground floor and introduce more glazing.



SPECIFICATION



EPC A(11)



Fully accessible raised floors



Suspended ceilings with LED light fittings



Air conditioning throughout (All Electric)



Male & female toilets on each level plus accessible toilet facilities



Shower facilities



8 person passenger lift servicing all floors (installed 2023)



Attractive environment



Cycle parking



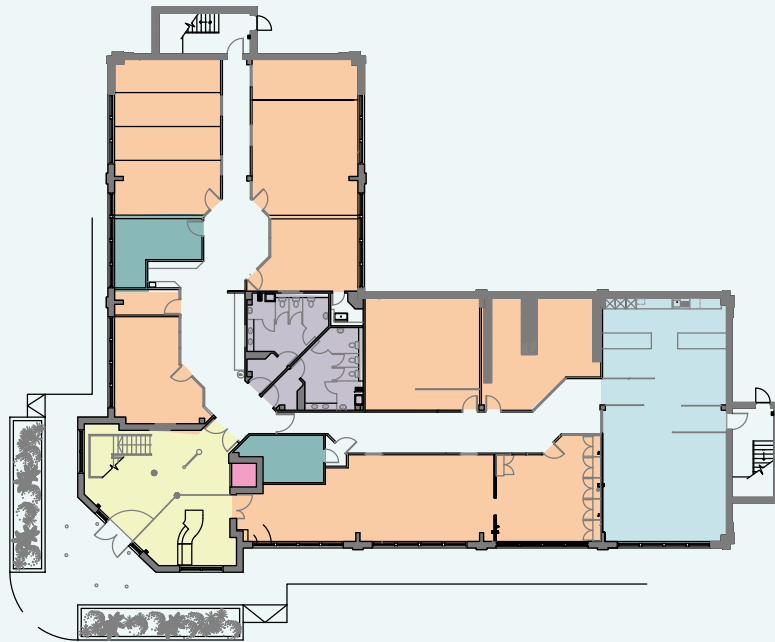
The property benefits from 43 on site car parking spaces (1:432 sq ft)

FLOORPLANS

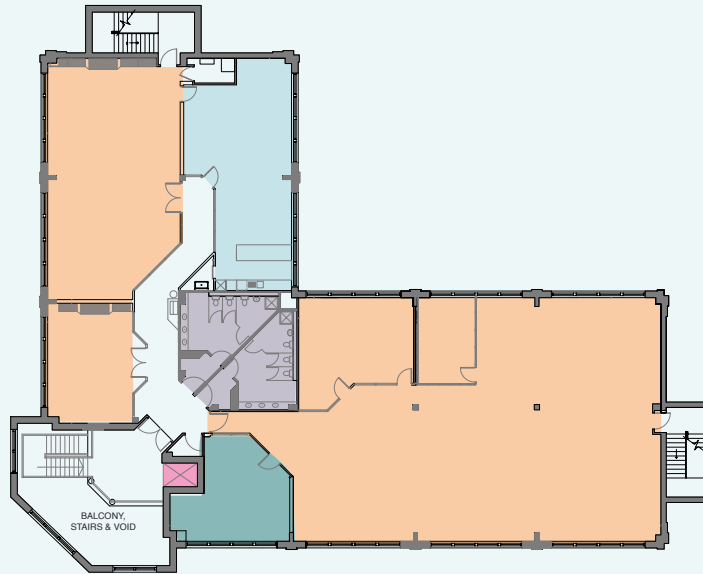
| Floor | Area (Sq Ft) | Area (Sq M) |
|-----------------------|---------------|-------------|
| Ground | 6,194 | 574.5 |
| First | 6,187 | 574.8 |
| Second | 6,211 | 577.0 |
| Reception | 594 | 55.2 |
| Total (approx) | 19,186 | 1782 |

KEY:

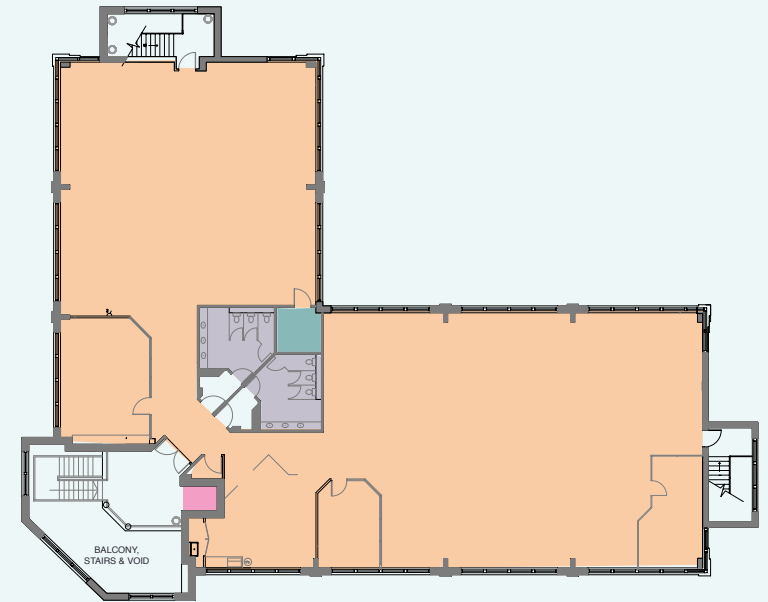
- CANTEEN/KITCHEN
- OFFICE/MEETING
- WC/SHOWER
- STORE
- RECEPTION
- LIFT



GROUND FLOOR - 6,194 SQ FT (574.5 SQ M)



FIRST FLOOR - 6,187 SQ FT (574.8 SQ M)



SECOND FLOOR - 6,211 SQ FT (577.0 SQ M)

*Plans are approximate and are simply a guide - toilet configurations have changed & been upgraded

PLANNING

Consent was granted in December 2021 for an extension to the ground floor, to the rear, for an additional 1,000 sq ft of office/restaurant/breakout space (ref: 21/05856/FUL). No works have been enacted to date.

The site 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 current owner will need some time to vacate the property so a suitable Date of Entry will need to be agreed as a condition of the sale terms.

RENTAL TERMS

The property is available to lease on a new full repairing and insuring basis on terms to be agreed, please get in touch with the agents for more information.

RATES

According to the Scottish Assessors the building & car parking has a current Rateable Value of £227,500.

VAT

The property is registered for VAT.

EPC

A (11). A copy of the EPC, along with the accompanying recommendations report, is available upon request.

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 or lessee will be responsible for their own legal costs and all taxes associated with this transaction.

MECHANICAL INSTALLATIONS

As far as we are aware, all mechanical and electrical plant is in good working order. CuthbertWhite, nor the vendors, can offer any guarantees or warranties to a purchaser in respect of these installations.

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.

ESTATE MANAGEMENT CHARGES

For the year ending 01/02/2027 the annual Estate Management cost for Petex House is £61,417.08 (approx. £3.20 psf).

Redpath Bruce is the managing agent for the Business Park



VIEWINGS & FURTHER INFORMATION

Strictly by prior arrangement
with the sole selling agents:

CHRIS CUTHBERT

M: 07989 395165

E: chris@cuthbertwhite.com

JAMES METCALFE

M: 07786 623282

E: james@cuthbertwhite.com



IMPORTANT NOTICE: CuthbertWhite Ltd for the landlord of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending landlord should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. Photographs taken April 2025. Particulars prepared May 2026. Produced by Designworks.



PETEX HOUSE

