



FOR SALE - OFFICE

**PATERSON HOUSE
ESKMILLS PARK, STATION ROAD,
MUSSELBURGH, EH21 7PQ**

- Self-contained and rarely available office premises
- Situated within Musselburgh's desirable Eskmills Park
- Benefits from 10 dedicated parking space and efficient EPC rating of C
- NIA of 222.62sqm (2,396sqft)
- Offers over £325,000 (exc. of VAT)

LOCATION

Musselburgh is the largest settlement in East Lothian and is situated on the coast of the Firth of Forth. Musselburgh has a population of circa 21,000 people and is located 5 approximately 5 miles to the east of Edinburgh's City Centre.

Eskmills Park itself is strategically located to the south-west of Musselburgh, a short 5-minute walk from the town centre. The Park occupies an excellent location on the outskirts of the town and benefits from excellent transport links into Musselburgh, the wider East Lothian network and the Edinburgh City Bypass.

The exact location of the premises can be seen on the below appended plan:

DESCRIPTION

The subjects comprise a fully self-contained and mid-terraced brick/stone-built office premises with an exterior roughcast/stone-chip render, surmounted by a pitched and slated roof.

The property benefits from 10 car parking spaces to the front of the premises and is accessed via a timber framed and single glazed atrium style entrance door. New UPVC framed and double-glazed windows were recently installed to the front elevation of the building. Internally, the property comprises a reception area, a large board/meeting room, staff/breakout area, various open planned office section, storerooms and male, female and accessible W/C compartments.

The floors throughout are of a suspended timber construction with carpet finish throughout, with non-slip vinyl noted in the W/C compartments. The walls throughout are stud-lined with a plaster and painted finish, and the ceiling is noted to be a suspended false tiled fitting. Artificial lighting is provided via recessed anti-glare LED light fittings.

ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition on a Net Internal Area basis in the order of:

NIA: 222.62sqm (2,396sqft)

SALE TERMS

Our clients are seeking offers over £325,000 for the outright purchase of their heritable interest.

RATEABLE VALUE

According to the Scottish Assessors Association website, the property has a current rateable value of £23,100 per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C and a copy of the certificate is available to interested parties on request.

LEGAL COSTS

Each party shall bear their own legal costs in connection with the transaction although in the normal manner the purchaser will be liable for land & buildings transaction tax and registration dues.

VAT

Unless otherwise stated, please note that VAT may be applicable.

VIEWING:

Strictly by appointment through the sole selling agents.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

REFERENCE:

ESA3000

DATE OF PUBLICATION:

April 2023

CONTACT:

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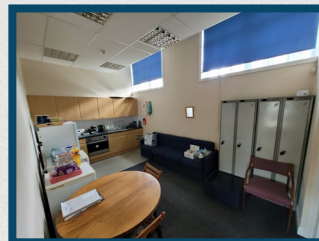
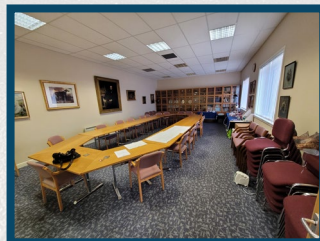
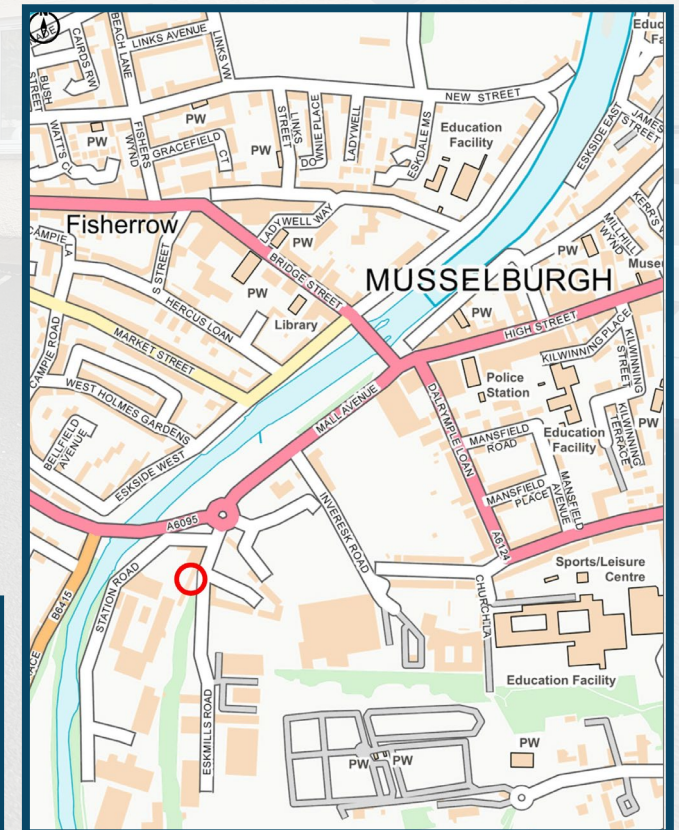
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