



**ALLIED
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SCOTLAND**

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TO LET

8b Newhailes Business Park, Newhailes Road, Musselburgh, EH21 6RH

- ✔ Modern, self-contained first floor office suite in established business park setting
- ✔ Suitable for Class 10 (non-residential) and Class 4 (Business) uses
- ✔ Approximate Net Internal Area of sq m 110.34 (1,188 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Musselburgh is East Lothian's largest town with a population of 22,000 people and is situated approximately 5 miles east of Edinburgh city centre.

Newhailes Business Park is prominently located to the west of Musselburgh town centre just off Newhailes Road and is directly adjacent to Olive Bank Retail Park. The location provides excellent access to the motorway network with the A1 and the A720 Edinburgh City Bypass both 5 minutes' drive away.

The local area is well served by public transports links with both bus and rail operators providing regular services to Edinburgh. Musselburgh and Newhailes train stations are only a short distance away.

DESCRIPTION

The subjects comprise a modern, self-contained office suite situated on the first floor of a two-storey building. The ground floor contains retail units attributed to Olive Bank Retail Park.

Internally, the premises is currently in use as an adult training centre and comprises an open plan space with vinyl floor coverings and suspended ceiling. Around the open plan space is a private office, sensory room, kitchen and WC facilities. The unit also benefits from lift access and two dedicated car parking spaces.

Adjacent office and retail occupiers include: Unison, Enable Scotland, Hey Girls and The Paint Shed.

ACCOMMODATION

Following a recent inspection of the premises we calculate the net internal area to be approximately:

110.34 sq m (1,188 sq ft)

RENT

Offers over £17,500 per annum are sought to grant a new lease on full repairing and insuring terms (FRI). Please note VAT is applicable to the rent.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

A copy of the recommendation report will be made available on request.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £13,500. The uniform business rate for the current year is £0.494 pence in the pound.

UTILITIES

The property is served by mains electricity and water.

LEGAL COSTS

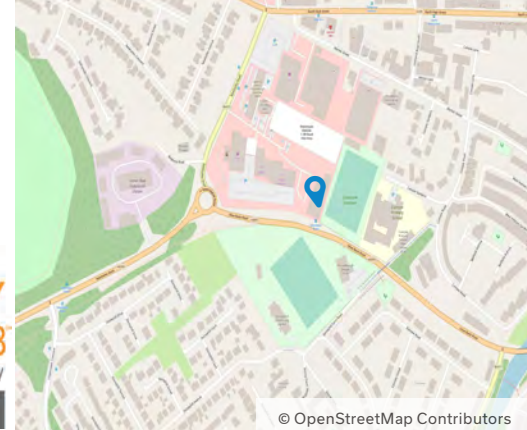
Each party shall bear their own legal costs in the preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

ANTI MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

ENTRY

Upon completion of a formal missive under Scots Law.



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VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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