

TO LET

UNITS 1 AND 2, NEWHAILES BUSINESS PARK, NEWHAILES ROAD, MUSSELBURGH, EH21 6RH

- ⊘ Two modern and self-contained office suites
- Situated in a popular business park setting
- ⊘ Can be let individually or to a single tenant

⊘ Immediate entry available

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



Tel. 0131 357 4455 ♥ @AlliedEdinburgh www.alliedsurveyorsscotland.com

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 benefits from close proximity to the A1 trunk road.

The local area is well served by public transports links with both bus and rail operators providing regular services to Edinburgh.

DESCRIPTION

The subjects comprise two self-contained offices arranged over ground and first floor of a modern building.

Both offices benefit from their own main entrance door and comprise a mixture of open plan and partitioned office space with staff break out areas, kitchen facilities, stores and toilets. Lighting is LED with laminate flooring in Unit 1 and carpet tiles in Unit 2.

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

ACCOMMODATION

According to our recent measurement survey we calculate the approximate net internal areas to be as follows:

	SQ M	SQ FT
Unit 1 (GF)	70.58	760
Unit 2 (FF)	68.95	742
Total NIA	139	1,500

RENT

Our client is seeking £12,600 per annum for Unit 1 and £11,400 for Unit 2. Alternatively, a single tenant could lease both offices for £24,000 per annum on two separate leases.

Estate Charges are payable in addition. For the year 2022/2023 the quarterly sums are £342.23 and £371.74 for Unit 1 and Unit 2 respectively.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the Unit 1 and Unit 2 have Rateable Values of £8,600 and £8,200 respectively. The uniform business rate for the current year is £0.494 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is served by mains electricity and water.

VAT

Please note VAT is applicable to the rent and estate charges.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be provided on request.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

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 dilligence not only on our client but also on any purchasers or Once an offer has been occupiers. 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.

VIEWING AND FURTHER INFORMATION

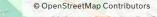
By appointment through the sole letting agents Allied Surveyors Scotland plc.

lain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons) MRICS| Tel. 0131 357 4455 | 07917 924 112 Bernadetta.Majewska@alliedsurveyorsscotland.com





Allied Surveyors Scotland plc registered office address is Herbert House, 24 Herbert Street, Glasgow, G20 6NB. Registration No: SC180267 – Registered in Scotland. A list of Directors can be obtained at this address. Allied Surveyors Scotland plc for themselves and for their client whose agent they are give notice that: (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations 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 Allied Surveyors Scotland plc has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. (5) All plans based upon Ordnance Survey maps are reproduced with the sanction of the controller of H.M. Stationery. Publication Date: March 2024







