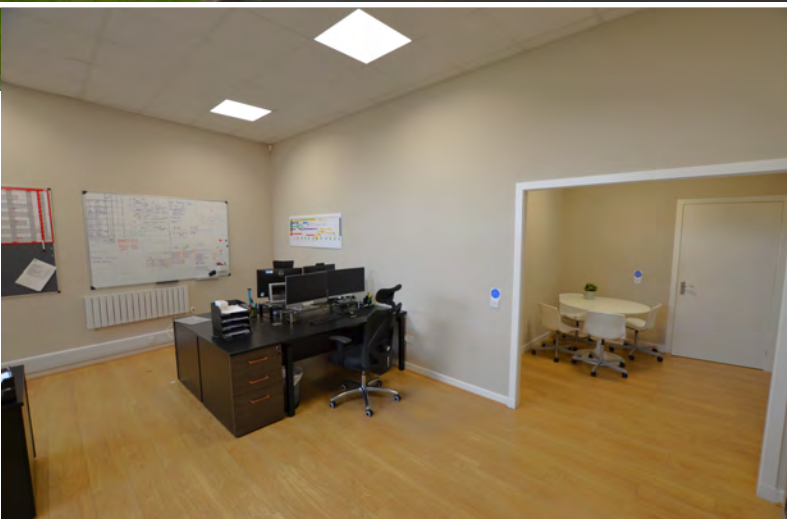




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SCOTLAND**

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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
- ✔ 70.58 sq m (760 sq ft) to 139 sq m (1,500 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 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

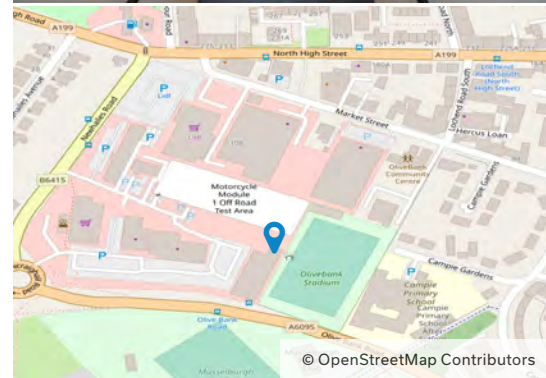
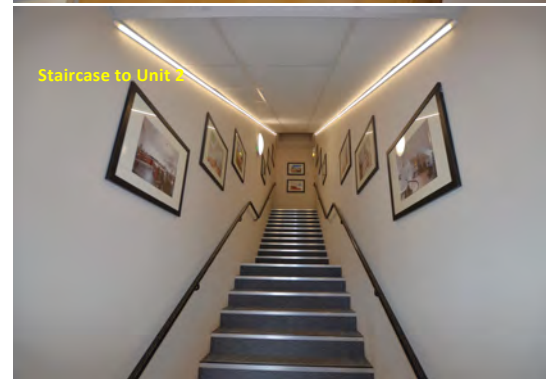
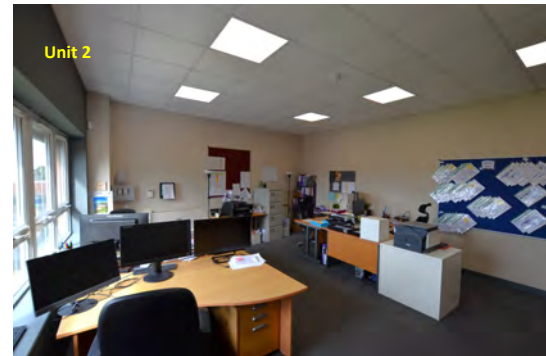
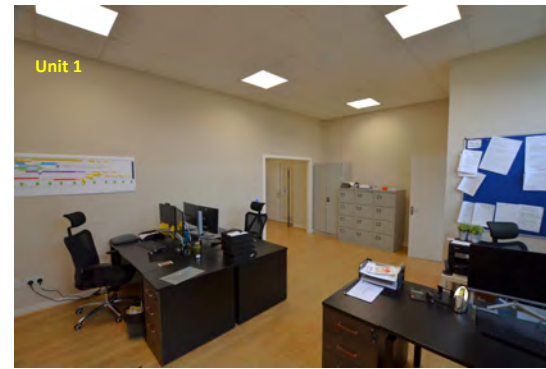
Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

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 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.



VIEWING AND FURTHER INFORMATION

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

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