

INDUSTRIAL PREMISES

- > LOCATED IN BONNYRIGG, MIDLOTHIAN
- > OFFERS OVER £350,000
- > PREMISES EXTENDS TO 530 SQM (5,709 SQFT)
- > ELECTRIC SHUTTER & VEHICULAR ACCESS
- > BENEFITS FROM WAREHOUSE AND OFFICE ACCOMMODATION
- > ALLOCATED CAR PARKING FOR UP TO 5 CARS
- > RARELY AVAILABLE FREEHOLD OPPORTUNITY IN SOUGHT-AFTER INDUSTRIAL ESTATE



FOR SALE

UNIT 6B1, DALHOUSIE BUSINESS PARK, CARRINGTON ROAD, BONNYRIGG, EH19 3HY

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



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LOCATION

The subjects are located within the popular Dalhousie Business Park, a conveniently located Midlothian industrial estate situated just south of the Bypass. More specifically, Dalhousie Business Park is strategically positioned 5 minutes southeast of Bonnyrigg's town centre, allowing for quick & easy access into the town.

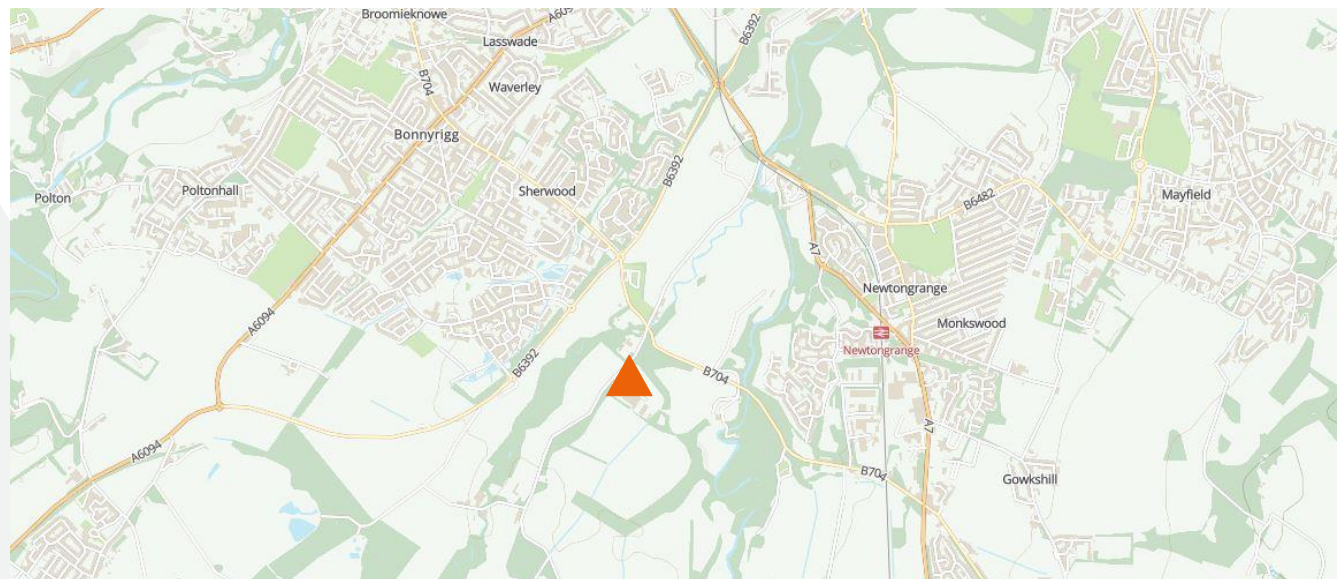
Dalhousie Business Park is situated on the south side of Carrington Road, approximately 1 mile south of Bonnyrigg's town centre. The unit is well-positioned in the centre of the estate, which comprises a mix of local & national occupiers including, Forth Stone, TLC Car Care & Aratac Hockey Ltd.

DESCRIPTION

The subjects comprise a mid-terraced industrial unit of steel portal frame construction with profile metal cladding under a pitched and profile metal clad roof. The unit comprises a warehouse space with partitioned offices and WC facilities. The unit benefits from an electrically operated roller shutter door which provides vehicular access and five designated car parking spaces. The roller shutter is approx. 5 meters high, and the apex height is approx. 7 meters.

PRICE

The subjects are being offered on a freehold basis at offers over £350,000.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson emily.anderson@shepherd.co.uk & Hannah Barnett hannah.barnett@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

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ACCOMMODATION	SqM	SqFt
Warehouse	530	5,709
TOTAL	530	5,709

The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £26,000 which result in net annual payable rates of approximately £12,948.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy. Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.



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