



**ALLIED
SURVEYORS
SCOTLAND**

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www.alliedsurveyorsscotland.com



OFFICE - TO LET/MAY SELL

10B, Newhailes Business Park, Newhailes Road, Musselburgh, EH21 6RH

- ✔ Modern, self-contained first floor office suite
- ✔ Situated in vibrant business park setting
- ✔ Current tenants include Hey Girls, Enable Scotland and IDH
- ✔ Would also suit an owner occupier/SIPP/SASS purchaser
- ✔ Approximately 128 sq m (1,378 sq ft)



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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 suite provides open plan accommodation benefitting from lift access and which will be completed to include the following specification:

- Perimeter data trunking
- Suspended ceiling incorporating LG3 compliant lighting
- Floor coverings
- Kitchen, shower and WC facilities
- 2 parking spaces

Nearby retail occupiers include Aldi, Home Bargains, Iceland and The Paint Shed.

ACCOMMODATION

According to our recent measurement survey we calculate the approximate net internal area to be:

128 sq m (1,378sq ft)

VIEWING AND FURTHER INFORMATION

By appointment through the sole agent Allied Surveyors Scotland plc

Iain W. Mercer | Tel. 0131 357 4455

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LEASE

The subjects are available on the basis of a new lease on full repairing and insuring (FRI) terms for a flexible lease term.

RENTAL

Our client is seeking a rent of £16,536 per annum (£12 per sq ft).

SALE PRICE

Our client is seeking offers over £220,000 for the heritable interest in the subjects.

VAT

The property is opted for tax so VAT will apply at the prevailing rate.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects are listed as 'Premises Under Reconstruction,' and will require to be reassessed upon completion. The uniform business rate for the current year is £0.49 pence in the pound.

For properties with a Rateable Value of £15,000 and under occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme, depending on individual circumstances.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

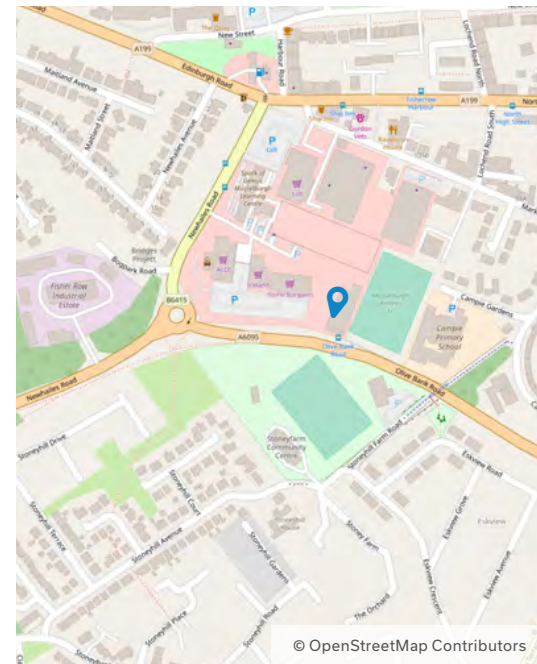
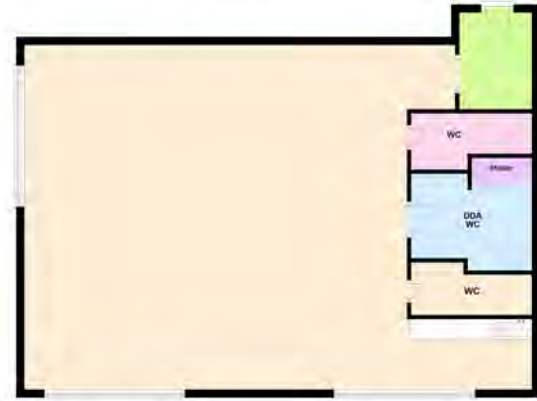
A copy of the EPC can be provided on request.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant/purchaser liable for any Registration Dues, Land Building Transaction Tax or VAT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



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