

FOR SALE

SELF CONTAINED OFFICE BUILDING
WITH DEDICATED PARKING

7 Straiton View, Loanhead, Midlothian EH20 9QZ
145 sqm (1,571 sq ft)





LOCATION

Straiton Business Parc is situated within Loanhead, Midlothian and is conveniently located for direct access onto the Edinburgh Bypass (A720). Edinburgh city centre is 4.5 miles north and approximately 15 minutes drive.

Loanhead is an increasingly popular commercial location which benefits from an attractive range of amenities nearby. The property itself is situated directly behind Straiton Retail Park which is one of Edinburgh's best out of town retail parks.

Straiton Retail Park offers a variety of shops, restaurants, supermarkets and cafés such as Ikea, Sainsburys, Costco, Asda, Marks & Spencer, Boots, Next, Macdonalds, TK Maxx, Nike, Nandos and Costa.

DESCRIPTION

Straiton Business Parc comprises a modern development of two storey self-contained office buildings constructed and finished to a high standard.

Unit 7 provides accommodation over ground & first floor which is arranged to provide open plan accommodation with meeting room and private office facilities. The suite benefits from the following specification:

- Generous entrance hall and waiting area
- Excellent natural daylight
- Double Glazed Windows
- Air conditioning
- Perimeter trunking with Cat 5e Data Cabling
- Kitchen / tea prep facility
- Male and female / disabled WC facilities



ACCOMMODATION

We have measured the property to provide the following area:

	SQ M	SQ FT
Ground Floor	73	791
First Floor	72	780
Total	145	1,571

CAR PARKING

There is a car parking area to the front and rear of the property with 7 parking spaces allocated to Unit 7.

TERMS

Our client is seeking offers in excess of £250,000. Interested parties are advised to note their interest in writing to ensure they are advised of any closing dates.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of "B".

RATEABLE VALUE

We are advised the property currently has a Rateable Value of £21,500. This results in an annual rates liability (2020/21) of approximately £10,535. Interested parties are advised to make their own enquiries with the local Assessor.

VIEWING

Strictly by appointment with the sole agents:
Ryden LLP, 7 Exchange Crescent, Edinburgh, EH3 8AN

Iain Taylor

Email: iain.taylor@ryden.co.uk

DD: 0131 473 3264

Hamish Rankin

Email: hamish.rankin@ryden.co.uk

DD: 0131 473 3210

