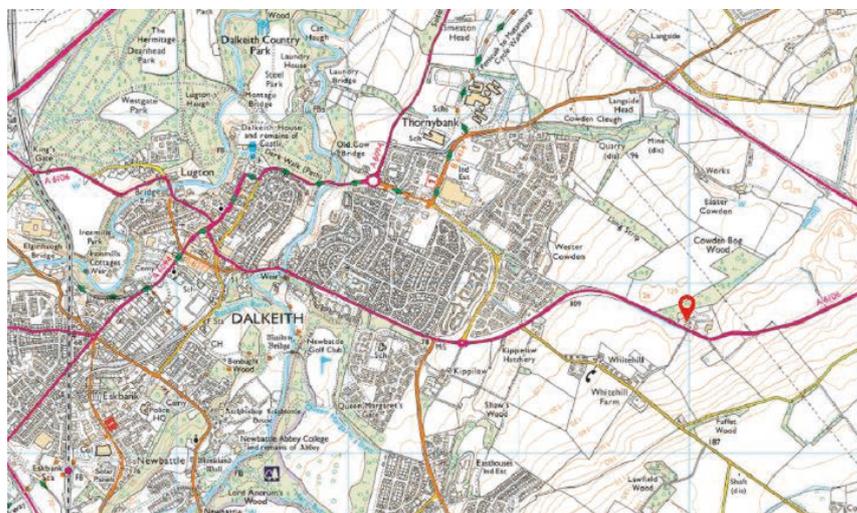




## Unit 3 The Mill, Fordel, EH22 2PH

- Recently refurbished self contained office accommodation
- Semi open plan layout
- Good transport links
- Parking facilities provided
- Extends to 59.3 sq m (638 sq ft)



## LOCATION

Dalkeith acts as a commuter town to Edinburgh as it lies only 10 miles south of the city centre. The subjects are located on the edge of Dalkeith, 2 miles from the town centre. More precisely, the subjects are located off the A6106 linking Dalkeith High Street with the A68, which in turn provides direct access to the City of Edinburgh Bypass and Scotlands Scottish Borders region.

The subjects are situated within close proximity to a new 44 unit residential development. In addition there is a 24 hour convenience store situated onsite.

## DESCRIPTION

The subjects comprise of a single storey stone and brick built building held under a pitched and slated roof. Internally the subjects comprise of a newly refurbished office accommodation and provides toilet and storage facilities.

## ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects to extend to the following approximate net internal areas:

Unit 3: 59.3 sq m 638.31 sq ft

## RENTAL

We are inviting offers over £7,500 per annum on a full repairing and insuring lease.

## RATEABLE VALUE

The property will require to be re-assessed upon occupation.

## LEGALS

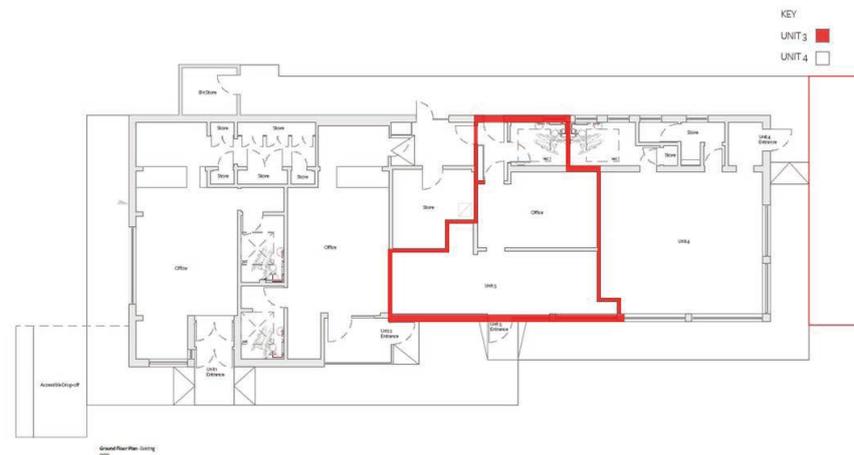
Each party to bear their own legal costs with the ingoing tenant will be responsible for the Land and Building Transactional Tax and Administration dues incurred in connection with this transaction.

## ENERGY PERFORMANCE RATING

G

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald.



## To arrange a viewing please contact:



**Chris King**  
Surveyor  
chris.king@g-s.co.uk  
0131 240 5318



**Joe Helps**  
Surveyor  
joe.helps@g-s.co.uk  
0131 240 5291

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2019