

# Soutra Point Office Suites



Office



## DALKEITH EH22 1HU

**TO  
LET**

- OPEN PLAN, BRIGHT OFFICE SUITES
- LOCATED WITHIN 2 MINUTES OF EDINBURGH BYPASS
- AMPLE FREE CAR PARKING NEARBY
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSION
- EXTENDS 746 SQ FT - 1,653 SQ FT



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# Soutra Point Office Suites

## DALKEITH

### LOCATION

The property is centrally located on the High Street of the popular Midlothian town of Dalkeith within the commercial and retail heart of the town centre offering all of the usual town centre amenities and making it a popular location for business use within Midlothian. The property is approximately 1½ miles from the Sheriffhall Interchange on the City of Edinburgh Bypass and 20 minutes drive from Edinburghs City Centre, Edinburgh Airport and the M8 trunk roads.

### DESCRIPTION

The building is arranged on ground and three upper floors and comprises a retail unit at ground level with office accommodation above. The private office space is accessed off Eskdail Street via a telecom buzzer entry system and carpeted stair.

There are currently two offices available, each of which have been decorated to a similar standard and benefit from a high level of natural daylight.

The first floor upper suite benefits from kitchenette facilities and a full glass partition wall to create a further office/meeting room. Toilet facilities for the suite are located off the landing.

The second floor lower suite provides open plan office accommodation with kitchenette and one single WC.

### ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition and calculated the following net internal area:-

First Floor Upper Suite 84.29 sq m (907 sq ft)

Second Floor Lower Suite 69.30 sq m (746 sq ft)

### RENTAL

A rent of £6 per sq ft is invited for the leasehold of the office suites.

### SERVICE CHARGE

There is a service charge of £1.50 per sq/ft for maintenance of common areas etc.

### EPC

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### RATEABLE VALUE

According to the Scottish Assessors Association website ([www.saa.gov.uk](http://www.saa.gov.uk)) the office suites have a rateable value of £8,300 (First Floor Upper) and £6,300 (Second Floor Lower), while the current unified business rate is presently set at £0.471, excluding water and sewerage which are levied separately.

The suites qualify for rates relief under the Small Business Bonus Scheme.

### VAT & LEGAL EXPENSES

Each party is to bear their own legal costs in connection with this transaction.

## TO LET

### Office



### VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Jonathan Steele - Tel: 0131 240 5336

Email: [jon.steele@g-s.co.uk](mailto:jon.steele@g-s.co.uk)



### CONTACT

Graham + Sibbald  
11 Manor Place  
Edinburgh,  
EH3 7DL  
Tel: 0131 225 1559

### Aberdeen

01224 625024

### Ayr

01292 271030

### Dundee

01382 200064

### Edinburgh

0131 225 1559

### Falkirk

01324 638377

### Glasgow

0141 332 1194

### Hamilton

01698 422500

### Inverness

01463 236977

### Kilmarnock

01563 528000

### Kirkcaldy

01592 266211

### Paisley

0141 889 3251

### Perth

01738 445733

### Stirling

01786 463111

### Weybridge

01932 260 726

### IMPORTANT NOTICE:

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