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WORKSHOP/WAREHOUSE PREMISES WITH YARD TO LET

6 Newhailes Industrial Estate, Newhailes, Musselburgh, EH21 6SY

- ✔ Rarely available opportunity in established industrial location
- ✔ Two separate workshops/warehouses with adjoining offices
- ✔ Secure storage yard extending to approximately 0.25 acres
- ✔ Approximate GIA of 698 sq m (7,515 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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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 south-east of Edinburgh city centre.

Newhailes Industrial Estate is an established location which is situated to the west of Musselburgh town centre, just off Newhailes Road. It is in close proximity to Fort Kinnaird Retail Park, Scotland's largest, which provides a wide range of excellent amenities.

The subjects enjoy good access to the local trunk road network with the A1 and the A720 Edinburgh City Bypass both only 5 minutes' drive away. In addition, public transport is well provided for with local bus services rail stations at Newhailes and Musselburgh in close proximity.

Nearby occupiers include Sharkey, SJS Property Services, Jump In Trampoline Park, Howdens and Paragon Products.

DESCRIPTION

The subjects comprise a rarely available workshop/warehouse premises with offices, loading bay, secure storage yard and associated car parking.

The land on which the property sits extends to approximately 0.285 hectares (0.7 acres). The storage yard element extends to approximately 0.1 hectares (0.25 acres). Access is provided directly off the roundabout leading into Newhailes Industrial Estate.

The two warehouses are of steel frame construction with corrugated cladding, translucent roof panels and benefit from 4.6 meter wide roller shutter doors. The eaves height is approximately 3-metres rising to 5-metres at the apex. In between the warehouses there is an external loading bay area with access to staff mess facilities, training room and WCs.

The offices, meanwhile, are situated at first floor providing a reception, three private offices, a store and kitchen. The offices are of block work construction with electric heating, a mixture of laminate and carpet floor coverings, plaster board ceilings and recessed down-lighters.

The yard area is hard standing with gated access and a palisade-style fence separating it from adjoining properties.

RENT

Offers over £50,000 per annum exclusive of VAT is sought for our client to grant a new lease.

LEASE

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

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

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ACCOMMODATION

We have calculated the approximate Gross Internal Area of the subjects to be as follows:

	SQ M	SQ FT
Warehouse 1	291.51	3,137
Warehouse 2	291.51	3,137
First Floor Offices	75.19	809
GF Training Room, Staff Mess, WCs	39.95	430

TOTAL 698.16 (7,513)

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £42,600 effective 1st April 2017. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C.

UTILITIES

The property is served by mains electricity and water.

LEGAL COSTS

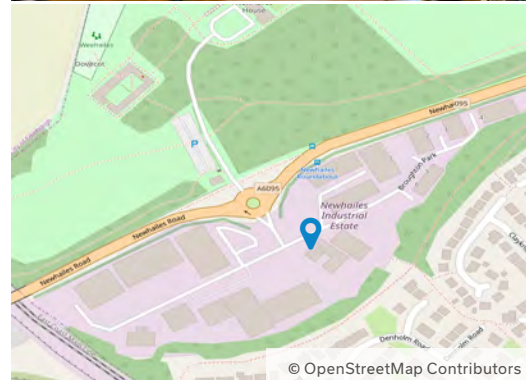
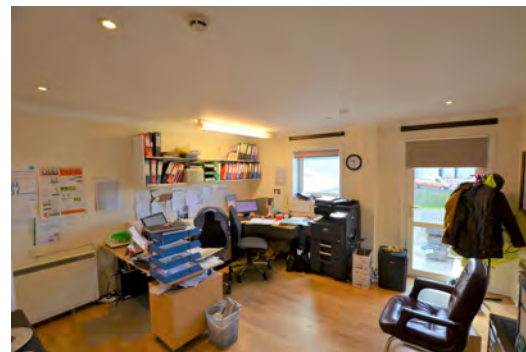
Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues, Land Building Transaction Tax or VAT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



Promap V2
LANDMARK REGISTRATION
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