



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](https://twitter.com/AlliedEdinburgh)  
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## TO LET

Unit 6, Newington Business Centre, Dalkeith Road Mews, Edinburgh, EH16 5GA

- ✔ Self-contained office suite with one dedicated parking space
  - ✔ Located 3 miles south-east of Edinburgh city centre
  - ✔ Situated in a tranquil courtyard setting
  - ✔ Potential for 100% rates relief
- ✔ Approximate net internal area of 81.66 sq m (879 sq ft)

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





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## LOCATION

Newington Business Centre is located on the west side of Dalkeith Road (A68) between the junctions of Kilmour Terrace and Prestonfield Avenue.

It is approximately 3 miles south-east of Edinburgh city centre and further benefits from easy access to the Edinburgh City Bypass (A720) and local public transport links.

Cameron Toll shopping centre is less than a mile to the south offering staff plenty of amenities.

Existing occupiers within the centre include: Myreside Management, Home Link Family Support and Tower Mains.

## DESCRIPTION

Newington Business Centre is an attractive mews style office development accessed via a vennel off Dalkeith Road.

The development comprises eight self-contained units arranged around a central landscaped courtyard.

The subject, which is in good decorative order throughout with carpet tile floor coverings, is arranged over ground and first floor and includes the following specification:

- Data cabling and comms facilities
- Modern LED lighting
- Kitchen facility
- DDA compliant toilet facilities
- Gas fired central heating

## ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

81.66 sq m (879 sq ft).

## RENT

Our client is seeking rental offers over £14,500 per annum plus VAT.

## VIEWING AND FURTHER INFORMATION

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

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## SERVICE CHARGE

We are advised the current service charge apportionment for the unit is around £250 per annum.

## LEASE TERMS

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

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £10,300 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 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.

## UTILITIES

The property is served by mains gas, electricity and water with separate meters for each supply.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

## LEGAL COSTS

Each party shall bear their own legal costs in the preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

## ENTRY

Upon completion of a formal missive under Scots Law.

