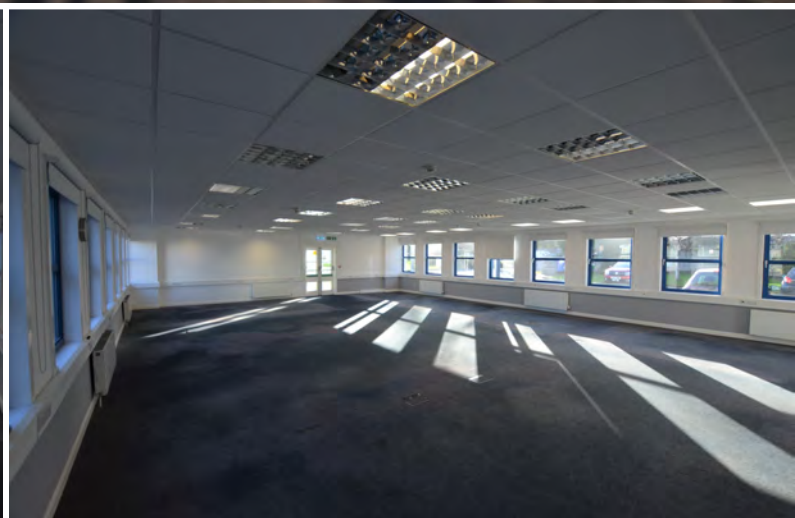
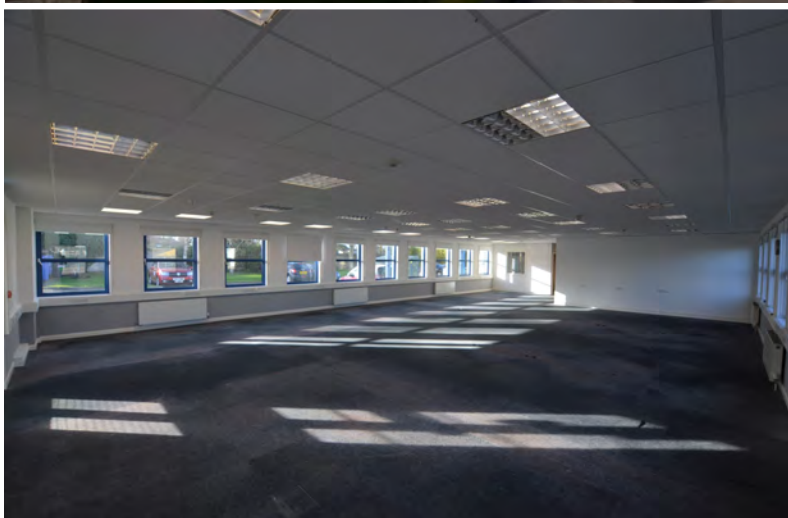




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## TO LET

Harbour Point, Newhailes Road, Musselburgh, East Lothian, EH21 6QD

- ✔ Modern, self-contained ground floor office suite
- ✔ Open plan with kitchen/staff break out area
- ✔ 8 dedicated parking spaces
- ✔ Other tenants include Daxtra, Inspection Network and Dataflow UK
- ✔ Approximate net internal area of 195.16 sq m (2,100 sq ft)

Commercial Valuation | Agency | Investment Advice  
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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 east of Edinburgh city centre.

Harbour Point is located to the west of Musselburgh town centre just off Newhailes Road which connects with the town's North High Street. The location provides excellent access to the motorway network with the A1 and the A720 Edinburgh City Bypass both 5 minutes' drive away.

The local area is well served by public transports links with both bus and rail operators providing regular services to Edinburgh. Musselburgh and Newhailes train stations are only a short distance away.

## DESCRIPTION

The subjects comprise a modern, self-contained office suite situated on the ground floor of a three-storey office building.

The suite is located just off the main entrance hall and provides open plan office accommodation with a kitchen and staff break out area. The suite benefits from perimeter data trunking and floor boxes wired to a separate comms room. There is male and female toilet facilities within the premises.

Nearby office and retail occupiers include Daxtra, Dataflow UK, Inspection Network, Home Bargains, and Lidl.

## ACCOMMODATION

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

195.16 sq m (2,100 sq ft).

## RENT

Our client is seeking rental offers over £28,000 per annum ex VAT.

## SERVICE CHARGE & MANAGEMENT FEE

The service charged property management fee for the current financial year is £951.52 and £118.75 respectively.

## 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) the subjects have a Rateable Value of £19,400 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

We understand the property is served by mains gas, water and electricity.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

## ANTI-MONEY LAUNDERING

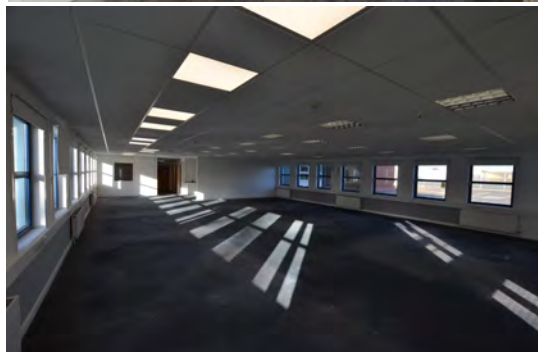
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective 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.



## VIEWING AND FURTHER INFORMATION

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

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