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SCOTLAND**

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TO LET

Harbour Point, 1B/2 & 1B/2A Newhailes Road, Musselburgh, East Lothian, EH21 6QD

- ✔ Two refurbished ground floor office suites
- ✔ Available on flexible terms from 12-month license agreements
- ✔ Current building tenants include Molly Maid and Absolute Plumbing
 - ✔ Allocated car parking spaces per office
- ✔ From 31.61 sq m (340 sq ft) to 88.53 sq m (953 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 east of Edinburgh city centre.

Newhailes Business Park is prominently located to the west of Musselburgh town centre just off Newhailes Road and is directly adjacent to Olive Bank Retail Park. 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 two office suites located on the ground floor of a three-storey office building.

The offices, accessed via the north entrance, are arranged off a shared entrance foyer and corridor. The suites provide open plan office accommodation with suite 1B/2 benefitting from two partitioned offices. The suites include LED lighting and perimeter data trunking wired to a separate comms room with access to a shared kitchen and WC facilities.

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

ACCOMMODATION

According to our recent measurement survey we calculate the approximate net internal areas to be:

Office	Sq M	Sq Ft
1B/2	57.04	613
1B/2A	31.61	340

RENT

Our client is seeking the following rent for the available offices:

Office	Per Annum	Parking
1B/2	£12,250	2 spaces
1B/2A	£8,000	1 space

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd

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SERVICE CHARGE

The service charge for the offices is £2.50 per sq ft inclusive of utilities.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have Rateable Values of £4,150 and £5,800 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.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is pending.

ANTI-MONEY LAUNDERING

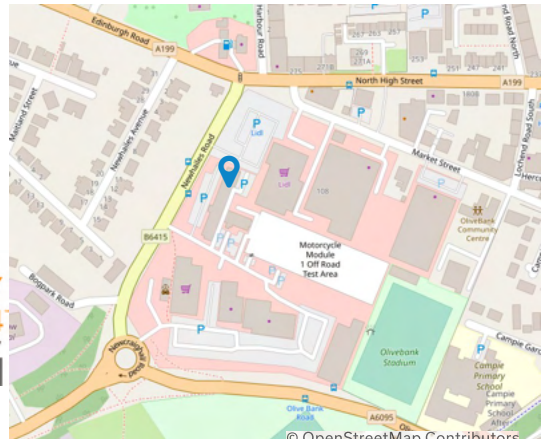
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective 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 with the eventual tenant/purchaser liable for any Registration Dues, Land Building Transaction Tax or VAT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



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