



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0131 357 4455 X @AlliedEdinburgh  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



## TO LET

Unit 4a, Newhailes Business Park, Newhailes Road, Musselburgh, EH21 6RH

- ✔ Modern and self-contained office suite with existing fit-out
- ✔ Situated in a popular business park setting 5 minutes from A1 trunk road
- ✔ Benefits from passenger lift access
- ✔ 2 allocated parking spaces plus access to the full communal parking spaces
- ✔ 114.82 sq m (1,236 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 benefits from close proximity to the A1 trunk road.

The local area is well served by public transports links with both bus and rail operators providing regular services to Edinburgh.

## DESCRIPTION

The subjects comprise a modern and self-contained office suite situated on the first floor of a two-storey building. A parade of retail units make up the ground floor.

The office is open plan with a kitchen area but also benefits from a partitioned meeting room/large office and a further partitioned office. Lighting is LG3 compliant fittings in a suspended ceiling with carpet tile floor coverings and wall mounted electric radiators.

There are male and female WCs as well as a DDA compliant facility.

The property benefits from 2 allocated parking spaces plus access to the full communal parking spaces.

Adjacent office and retail occupiers include: Azilo Training, Unison, Visualise, Hey Girls and The Paint Shed.

## ACCOMMODATION

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

114.82 sq m (1,236 sq ft)

## RENT

Our client is seeking rental offers over £16,000 per annum.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the premises have a Rateable Values of £12,900. The uniform business rate for the current year is £0.494 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.

## ESTATE CHARGES

Estate charges for the upkeep and maintenance of the property and grounds will be levied on a quarterly basis. Building insurance is included. Full details can be provided on request.

## UTILITIES

The property is served by mains electricity and water.

## VAT

Please note VAT is applicable to the rent and estate charges.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be provided on request.

## 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.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd

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