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TO LET

Unit 2, Block 3, Inveresk Industrial Estate, Musselburgh, East Lothian, EH21 7UL

- ✔ Industrial unit with roller shutter
- ✔ Made available in an immaculate shell condition
- ✔ Available for occupation from end of May 2025
- ✔ Qualifies for 100% rates relief
- ✔ Extends to an approximate gross internal area of 189 sq m (2,034 sq ft)

Commercial Valuation | Agency | Investment Advice
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LOCATION

Inveresk Industrial Estate is an established complex of industrial units situated in East Lothian on the fringe of Musselburgh town centre, approximately 6 miles east of Edinburgh city centre.

The estate, which benefits from close proximity to the A1 trunk road, is accessed from Eskmills Road leading up from Olivebank Road roundabout opposite Tesco Extra.

Parking is available outside the unit with public transport connections available on Olive Bank Road.

Adjoining occupiers include The Kitchen Bedroom Bathroom Company, Zot Engineering, Lothian Hire Centre and Bruntons Aero Products.

DESCRIPTION

The subject comprises a portal frame industrial unit with a roller shutter door, blockwork infill and exterior cladding. The roof is pitched with a mixture of composite and translucent panels.

Prior to re-letting the unit will be renovated to shell throughout to include a painted concrete floor kitchen and WC facilities (photos indicate expected condition).

ACCOMMODATION

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

189 sq m (2,034 sq ft)

RENT

Our client is seeking rental offers over £22,000 per annum.

TERMS

The property is made available on flexible lease terms for a period to be agreed.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £10,600 effective 1st April 2023.

The Small Business Bonus Scheme 2025/26 allows for 100% rates relief on the rateable value of this premises. Conditions apply if this rateable value requires to be combined with additional premises.

VAT

We understand the property is elected for VAT.

UTILITIES

The property is served by mains gas, electricity and water.

LEGAL COSTS

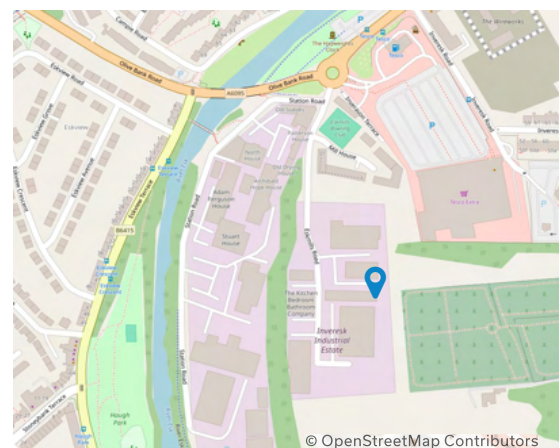
Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

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.

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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