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SCOTLAND**

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TO LET

29 Elmfield Court, Dalkeith, Midlothian, EH22 1DY

- ✔ First floor office premises with one allocated car parking space
 - ✔ Available for immediate occupation on flexible terms
- ✔ 2 minutes' walk from local amenities in Dalkeith town centre
 - ✔ Qualifies for 100% rates relief
- ✔ Approximate Net Internal Area of 102.76 sq m (1,106 sq ft)

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



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LOCATION

Dalkeith is located in approximately 8 miles south-east of Edinburgh city centre and is the political and economic hub for Midlothian.

It benefits from good public transport links and its close proximity to the A720 Edinburgh City Bypass makes the town easily accessible by car.

Elmfield Court is located to the south of the town centre, directly opposite a Lidl supermarket, just off Gibraltar Road.

A wide range of local amenities are within a short walk with local and national retailers available in Jarnac Court and the High Street.

DESCRIPTION

The subjects comprise an office arranged over first floor of a two storey, C-listed stone-built building contained beneath a pitched and slated roof. Access to the first floor is through an entrance lobby shared with the ground floor occupant - the Scottish Children's Reporter.

There are three offices arranged off a central hallway with a kitchen, two stores, comms room and WCs situated off. One of the offices can be divided with a sliding partition to create a fourth office with its own door.

The office space benefits from large window openings with ceiling mounted LED and fluorescent tube lighting, gas central heating, carpet floor coverings and wall mounted data sockets.

ACCOMMODATION

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

102.76 sq m (1,106 sq ft)

RENT

Our client is seeking offers over £12,000 per annum to grant a new lease.

VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd.

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TERMS

The premises are made available on a full repairing and insuring terms for period to be agreed.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £8,000 effective 1st April 2023. Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. The uniform business rate for the current year is £0.498 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating is: G

A copy of the recommendation report is available on request.

UTILITIES

The property is served by mains gas, electricity and water. The office has a burglar alarm and secure door entry access code.

LEGAL COSTS

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

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.

