



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](#)
www.alliedsurveyorsscotland.com



TO LET

Vineyard Business Centre, Saughland Farm, Pathhead, Midlothian, EH37 5XP

- ✔ Four modern office suites situated within Vineyard Business Centre
- ✔ Located just off A68 less than 30 minutes from Edinburgh
- ✔ Enjoys a tranquil and rural setting surrounded by farmland
- ✔ Benefits from super-fast fibre broadband and 24/7 secure access
- ✔ Suites from 13 sq m (140 sq ft) to 64 sq m (689 sq ft)

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



ALLIED SURVEYORS SCOTLAND

LOCATION

The village of Pathhead is located in Midlothian approximately 4 miles south-east of Dalkeith and 10 miles south of Edinburgh.

Vineyard Business Centre is located 3 miles further south of Pathhead just off the A68 – the principal route connecting Edinburgh with Jedburgh in the Scottish Borders.

Free car parking is available on site and there are also a number of EV charging points.

Existing occupiers within Vineyard Business Centre include: Simpatco Financial Planning, Braw Beard Oils, Glenndarcy and Phil Mac Associates.

DESCRIPTION

Vineyard Business Centre enjoys a tranquil and rural location surrounded by farmland and rolling hills, but with the benefit of being within comfortable commuting distance of Edinburgh.

The development consists of two beautifully restored farm buildings set around a pleasant central courtyard. The available office suites, described in the table below, are all contained within Building 1 and accessed off a central reception area and staircase.

Office 9 Ground floor. 2 or 3 person. Single large arch window with courtyard outlook.

Office 11 Ground floor. 1 or 2 person with single window aspect.

Office 15 Ground floor. 6 or 7 person. Three large arch windows with courtyard outlook.

Office 16 First floor. 4 or 5 person. Mixture of traditional and velux windows.

Each office suite benefits from carpet floor coverings, LED lighting, wall mounted electric heating and cat 5 data cabling contained in floor boxes or perimeter trunking.

Within the common areas of the building are shared kitchens and toilet facilities with picnic table seating available externally.

ACCOMMODATION AND RENTS

According to our recent measurement survey, the available office suites have the following approximate net internal areas:

Office	Floor Area	Rent
Office 9	13 m2 (140 sq ft)	£2,800 per annum
Office 11	26 m2 (280 sq ft)	£5,600 per annum
Office 15	64 m2 (689 sq ft)	£13,780 per annum
Office 16	35 m2 (377 sq ft)	£7,540 per annum

Additional details and floor plans can be viewed at vineyardbusinesscentre.co.uk

LEASE TERMS

The premises are made available on full repairing and insuring terms.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the premises carry the following Rateable Values effective 1st April 2023: Office 9 (no listing); Office 11 £3,550; Office 15 £7,800; Office 16 £4,500. 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.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

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 contacting the sole letting agent: Allied Surveyors Scotland Ltd.

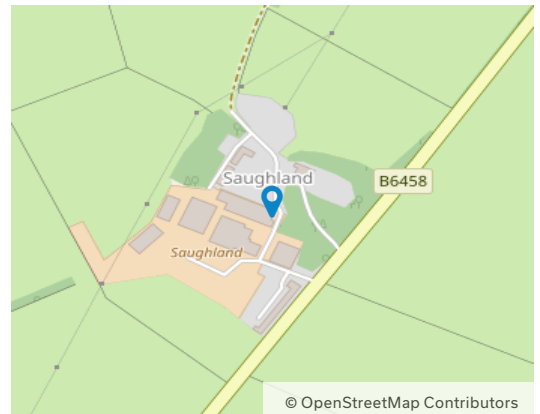
Iain W. Mercer BA, AssocRICS | 0131 357 4455 | 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska Bsc (Hons), MRICS | 0131 357 4455 | 07511 499 420

bernadetta.majewska@alliedsurveyorsscotland.com

Tel. 0131 357 4455 www.alliedsurveyorsscotland.com



© OpenStreetMap Contributors