



**ALLIED  
SURVEYORS  
SCOTLAND**

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## TO LET

**Harbour Point, 1B/1 Newhailes Road, Musselburgh, East Lothian, EH21 6QD**

- ✔ A self-contained, ground floor office suite
- ✔ Benefits from 3 partitioned offices, large meeting room and kitchen
- ✔ Available immediately on a 6 month License to Occupy
- ✔ 6 allocated car parking spaces
- ✔ 187.65 sq m (2,019 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 a self-contained office suite located on the ground floor of a three-storey office building.

The office is accessed via the main entrance and located off a shared entrance foyer. The accommodation provides a mix of open plan office space with three partitioned offices and a server room. In addition, there is a large meeting room with glazed partitioning. The offices include LED lighting, perimeter data trunking, a kitchen and WC facilities.

Nearby office and retail occupiers include Daxtra, JCL Maintenance, Home Bargains, Aldi and Lidl.

## ACCOMMODATION

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

187.65 sq m (2,019 sq ft)

## RENT

Our client is seeking rental offers of £20,000 per annum to grant a License to Occupy.

## SERVICE CHARGE

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

## VAT

The property is elected for VAT and, as such, will be applicable to all property charges.

## RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £16,400 however the proposed value effective 1st April 2026 is £21,400. 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.

## LEGAL COSTS

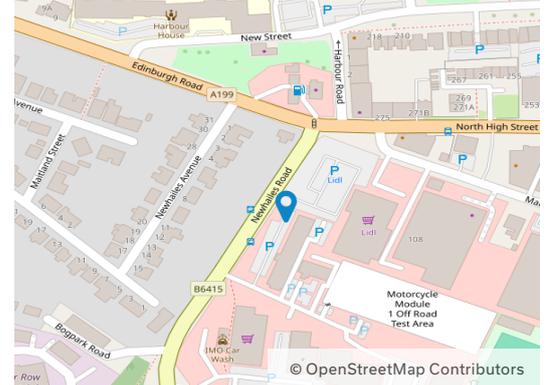
The landlord will provide a License to Occupy for the parties to enter into with each party liable for their own costs thereon.

## 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.



## VIEWING AND FURTHER INFORMATION

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

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