

TO LET

WORKSHOPS/BUSINESS UNITS



UNITS 43 & 45, MAYFIELD INDUSTRIAL ESTATE MAYFIELD, DALKEITH

UNIT 43 – 45.15 SQ M (486 SQ FT)

UNIT 45 – 45.24 SQ M (487 SQ FT)

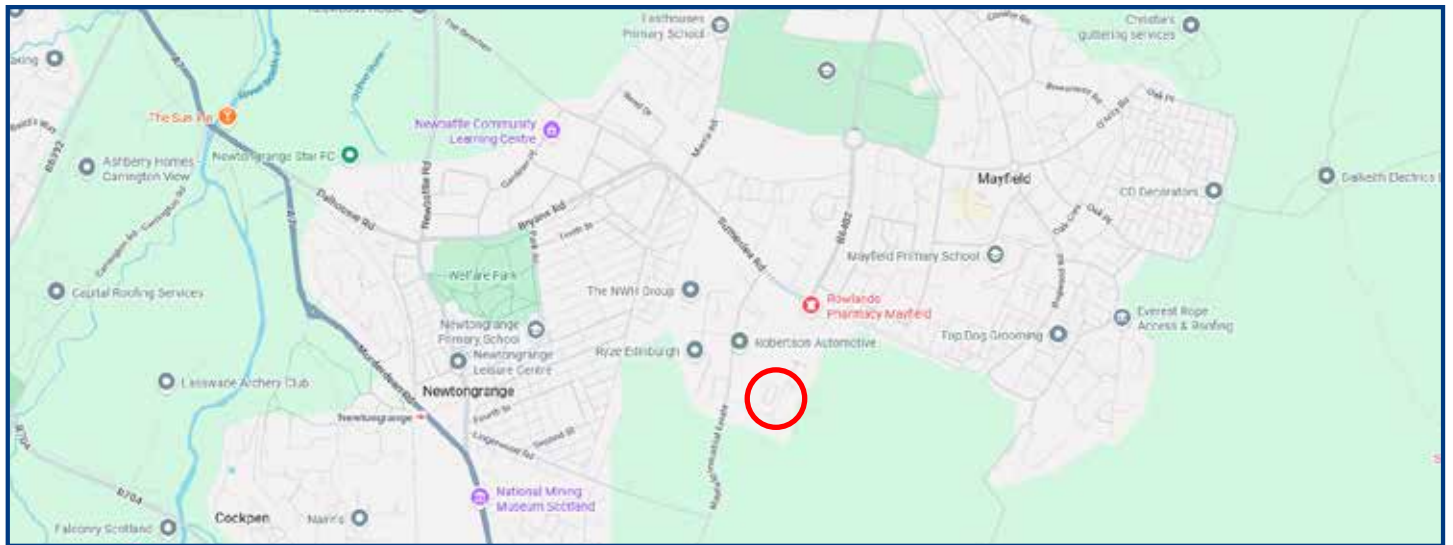
- Flexible Lease Terms Available
- Qualify For Small Business Rates Relief.
- Not Elected for VAT.



SAT NAV:
EH22 4AD

WORKSHOPS/BUSINESS UNITS

UNITS 43 & 45, MAYFIELD INDUSTRIAL ESTATE MAYFIELD, DALKEITH EH22 4AD



LOCATION

Dalkeith with a resident population of circa 15,000 people is the main administrative centre for Midlothian lying approximately 7 miles to the South of Edinburgh City Centre. Mayfield which is located between the A68 and A7 is approximately 2 miles South of Dalkeith town centre.

The subjects are accessed via the B6482 and are within close proximity to both the A7 and Edinburgh City Bypass.

DESCRIPTION

The subjects comprise individual units within two back-to-back terraces with brick walls under a profile metal sheet roof.

The units benefit from a specification including:

- 2.5m x 2.96m Loading door.
- Separate pass door.
- 3 Phase power.
- WC facilities.
- Fluorescent lighting.
- Minimum eaves height of 3.06 m.
- Communal yard.

ACCOMMODATION

The premises provide the following gross internal areas: -

UNIT	SQ M	SQ FT
43	45.15	486
45	45.24	487

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) for the premises is available on request.

ENTRY

Entry will be upon conclusion of formal legal missives.

RATEABLE VALUE

The Scottish Assessors Association website show the premises entered in the Valuation Roll as follows: -

UNIT	RATEABLE VALUE
43	£2,250
45	£2,250

RENT/LEASE TERMS

The subjects are available to let by way of new leases for a term to be agreed. For further information on rent and terms please contact the sole agents.

LEGAL & ADMINISTRATION COSTS

The ingoing Tenant will be liable to pay the Council's legal and administration costs incurred in the transaction."

VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact: -

Niall Burns:
D/L: 0131 315 0029
E-mail: niall@burnsandshaw.co.uk

Bill Adams:
07716 358 540.

