

Ryden

ALL ENQUIRIES / TO LET

**INDUSTRIAL PREMISES
(REQUIRING COMPLETE REFURBISHMENT)**

1,208 SQ M (13,000 SQ FT)



**UNIT 9 NEWBATTLE
BUSINESS PARK
DALKEITH,
MIDLOTHIAN
EH22 3LJ**

**TENANT TO UNDERTAKE
REFURBISHMENT WORKS**

**SUITABLE FOR INDUSTRIAL
USE**

**VIEWING BY APPOINTMENT
ONLY**

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LOCATION

Newbattle Business Park is situated within the grounds of the prestigious Newbattle Abbey College and where existing tenants include Jamison Joinery & Building, New Cabinet Works, Airco, BACS Scotland and Jay Surfboards to name only a few.

The business park is approximately 2 miles to the south of the Edinburgh City Bypass and only half a mile south of the Inveresk roundabout with direct access from the B703, shared with Newbattle Abbey College.

Unit 9 is positioned towards the centre of the park.

DESCRIPTION

This building is in very poor condition but has good potential to become a useable area and our intention is to invite enquiries on the basis that the tenant of the building will undertake the refurbishment works over a mutually agreed period, with the approval of the landlords.

The building has a concrete floor, brick walls and a steel truss roof with an asbestos panel covering.

There is a large walled yard suitable for material storage along with potential to the rear and sides for tenants or fleet vehicle parking.

ACCOMMODATION

We estimate the Gross Internal Area of the building to be as follows:

1,208 sq m (13,000 sq ft)

TERMS

This building is available to lease on terms to be discussed and agreed with the landlords. All enquiries are welcome.

RATEABLE VALUE

The property is not currently assessed for rating purposes.

FURTHER INFORMATION

Further information is available on request and all viewings of this property are by appointment only.

Please get in touch with our letting agents for more details.

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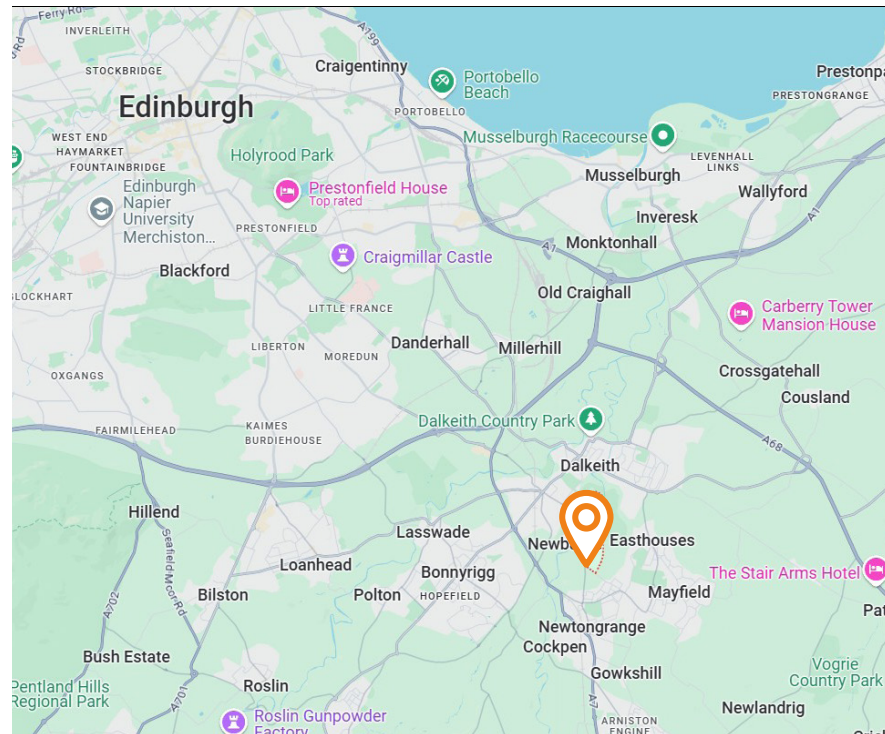
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ANTI MONEY LAUNDERING

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