

# TO LET

## OFFICE/BUSINESS UNITS



- Converted traditional farm steading
- Office/workspace accommodation
- Excellent road access to Edinburgh and the north
- Rates relief may be available to eligible occupiers
- Flexible terms available
- Ample on-site parking

## **BANKHEAD FARM STEADING**

DALMENY

SOUTH QUEENSFERRY

EH30

# Galbraith

[galbraithgroup.com](http://galbraithgroup.com)

0131 240 6960



## LOCATION

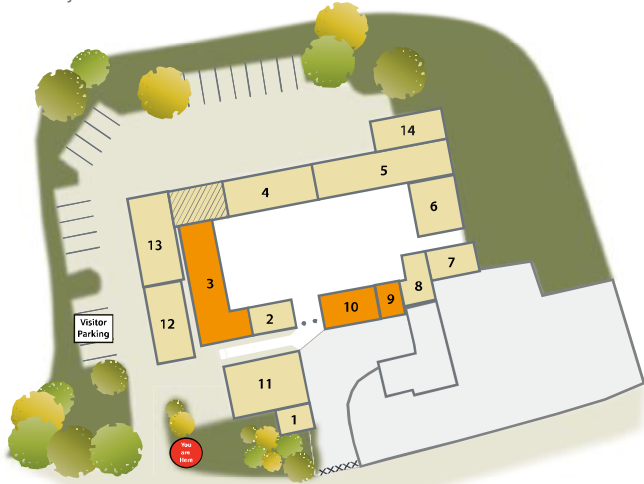
Bankhead Farm Steading forms part of Rosebery Estate and is located on the eastern edge of South Queensferry. The subjects are located on Bankhead Road which lie adjacent to the B924, the main thoroughfare through South Queensferry.

The subjects lie approximately 1.5 miles from the A9000 which provides excellent road connectivity into north, south and west. Edinburgh city centre lies approximately 10 miles east of the subjects. Dalmeny train station is conveniently located approximately 0.4 miles to the south west.

## DESCRIPTION

The subjects comprise a combination of self contained office suites and workshops set within a converted stone construction steading. The subjects are set around a communal courtyard.

There is ample parking located to the south and west of the subjects.



## LEASE

Units are available on Full Repairing and Insuring terms. Details on rental are available on request. Flexible lease lengths are available.

## RENT

Rental levels are outlined above in the current availability. Incentives may be available, dependent upon the lease term and covenant of the incoming tenant.

## SERVICE CHARGE

A small service charge for the common maintenance and management of the estate will apply. Further information is available on request.

## RATES

The incoming tenant will be responsible for local authority rates. Further information is available on request. Potential tenants may be eligible for rates relief under the Small Business Bonus Scheme and interested parties are advised to make their own enquiries with the Lothian Valuation Joint Board on 0131 344 2500.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## LEGAL COSTS

Each Party will be responsible for their own legal costs incurred and the incoming tenant to be responsible for Land and Buildings Transaction Tax, administration dues etc. Our client uses a standard lease document for the entire estate which should minimise legal costs for incoming tenants.

## VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

## ENTRY

To be mutually agreed.

## VIEWING AND FURTHER INFORMATION

Interested parties are advised to note interest with the letting agents. Viewings are by appointment only.

For additional information please contact:

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EH2 2PF

**Galbraith**

## CURRENT AVAILABILITY

### UNIT 3 | OFFICE UNIT

|                |                          |
|----------------|--------------------------|
| SIZE           | 1,067 SQ FT (99.13 SQ M) |
| RENT           | £16,000 PER ANNUM        |
| SERVICE CHARGE | TBC                      |
| RATEABLE VALUE | £7,600                   |

### UNIT 9 | OFFICE UNIT

|                |                        |
|----------------|------------------------|
| SIZE           | 285 SQ FT (26.49 SQ M) |
| RENT           | £5,000 PER ANNUM       |
| SERVICE CHARGE | TBC                    |
| RATEABLE VALUE | £2,500                 |

### UNIT 10 | OFFICE/WORKSHOP UNIT

|                |                        |
|----------------|------------------------|
| SIZE           | 487 SQ FT (45.23 SQ M) |
| RENT           | £7,000 PER ANNUM       |
| SERVICE CHARGE | TBC                    |
| RATEABLE VALUE | £6,500                 |

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

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