

TO LET

Galbraith

- Attractive Self Contained Office Suite
- Steading Conversion
- Generous Car Parking
- Great Connectivity

4 THORNYBANK

SALTERS ROAD, DALKEITH
EH22 2NQ

1,368 sq ft (127.07 sq m)



LOCATION

The subjects are situated at Thornybank Yard, which is accessed via Salters Road, one mile south east of Dalkeith town centre.

Dalkeith itself is situated 7 miles south east of Edinburgh City Centre with good access links to the City Bypass, the A1 and further beyond including the A7 and A68 together with the M8 and M9 Motorways.

Description

The subjects comprise part of a larger steading conversion, arranged over ground floor. Internally, the accommodation is accessed either from the front, via the main door, or by two rear doors. The internal arrangement provides cellular offices off a main corridor and benefits from a WC and kitchen.

The property also offers two secure ancillary storage components, which can be accessed via large double doors. The units are located at the rear of the property.

Car parking is available within the central yard and to the front of the subject. The property also benefits from a generous garden area.

Accommodation

We calculate that the property extends to the following approximate net internal areas:

	sq m	sq ft
Office	94.50	1,017
Ancillary Storage 1	13.96	150
Ancillary Storage 2	18.60	200
Total	127.07	1,368

Parking is available to the front and rear of the property.

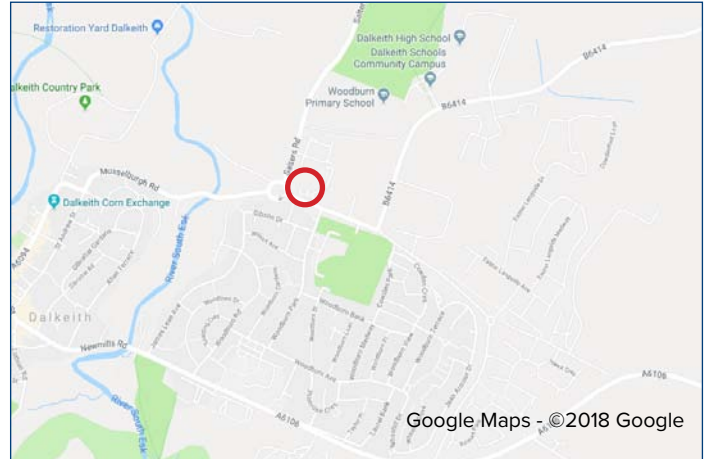
Rates

We understand that the property is entered in the Valuation Roll with a Rateable Value of £9,900.

Under the current Small Business Bonus Scheme, the property qualifies for 100% rates relief. Further information is available from www.scotland.gov.uk.

Energy Performance Certificate

The property has an EPC rating of G.



Terms

The property is available on a Full Repairing and Insuring basis for a term to be agreed at an initial rent of £12,600 per annum exclusive of VAT.

VAT

All figures are exclusive of VAT which will be payable at the prevailing rate.

Viewings and Further Information

Sole Leasing agents:

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