TO LET

WORKSHOPS/BUSINESS UNITS





UNITS 49 & 50
MAYFIELD INDUSTRIAL ESTATE
MAYFIELD, DALKEITH

UNIT 49 – 44.83 SQ M (483 SQ FT)
UNIT 50 – 44.81 SQ M (482 SQ FT)

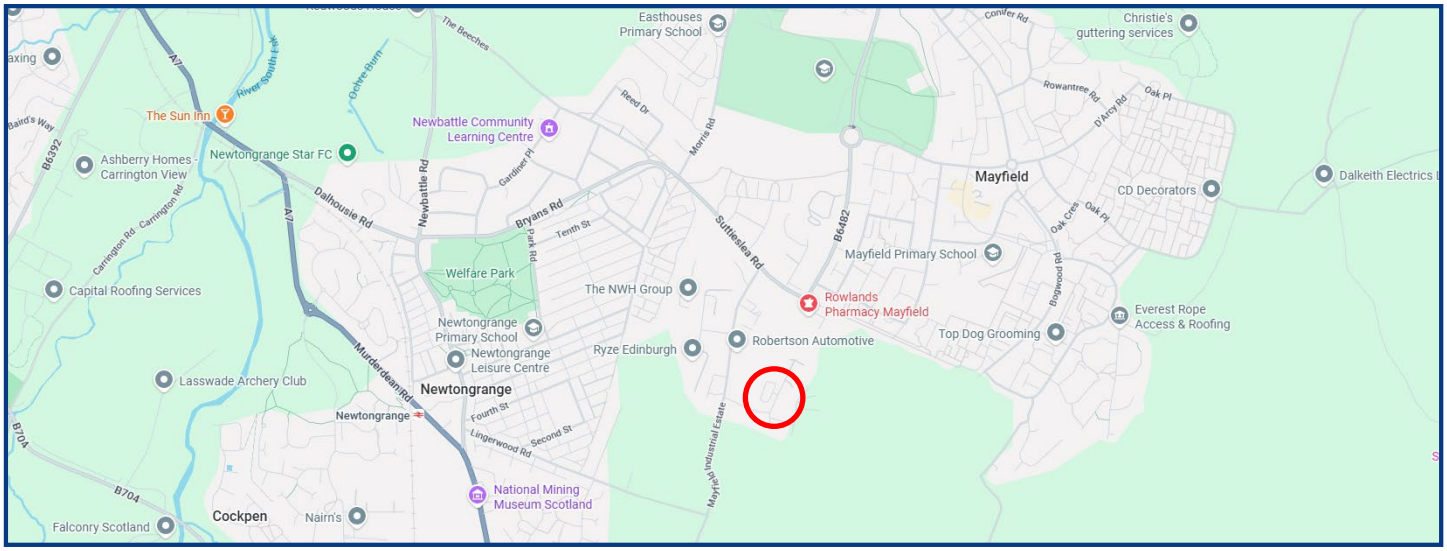
- Flexible Lease Terms Available
- Qualify For Small Business Rates Relief.
- Not Elected for VAT.

B&S
Burns & Shaw
Property Consultants
0131 315 0029

SAT NAV:
EH22 4AD

WORKSHOPS/BUSINESS UNITS

UNITS 49 & 50 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
49	44.83	483
50	44.81	482

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.

LEGAL & ADMINISTRATION COSTS.

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

RATEABLE VALUE

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

UNIT	RATEABLE VALUE
49	£2,250
50	£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.

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.

B&S
Burns & Shaw
Property Consultants

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