

TO LET

INDUSTRIAL REDEVELOPMENT

Unit 9, Newbattle Business Park



LOCATION

Newbattle Business Park
Dalkeith, Midlothian EH22 3JL

ACCOMMODATION

181 sq m – 948 sq m
1,948 sq ft – 10,204 sq ft

AVAILABILITY

Summer 2027
Units 9/1 – 9/4

Ryden.co.uk
0131 225 6612

Location

Newbattle Business Park is situated within the grounds of the prestigious Newbattle Abbey College where existing tenants include Jamison Joinery & Builders Ltd, Inscape, Gray Concrete, Archaeology Scotland and Jay Surfboards to name only a few.

The Business Park is 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.

The units are positioned in the centre of the Business Park and in a generally attractive and well landscaped location.

Description

This is an industrial redevelopment with the existing building being extensively refurbished and sub divided into 6 units.

Plans of this development are available on request and the basic specification will include the following:

- New insulated roof
- 3 phase electricity supply
- Roller door
- Separate pedestrian access
- LED lighting
- Dedicated car parking
- Toilet facilities

Units 9/5 & 9/6 have been pre let.

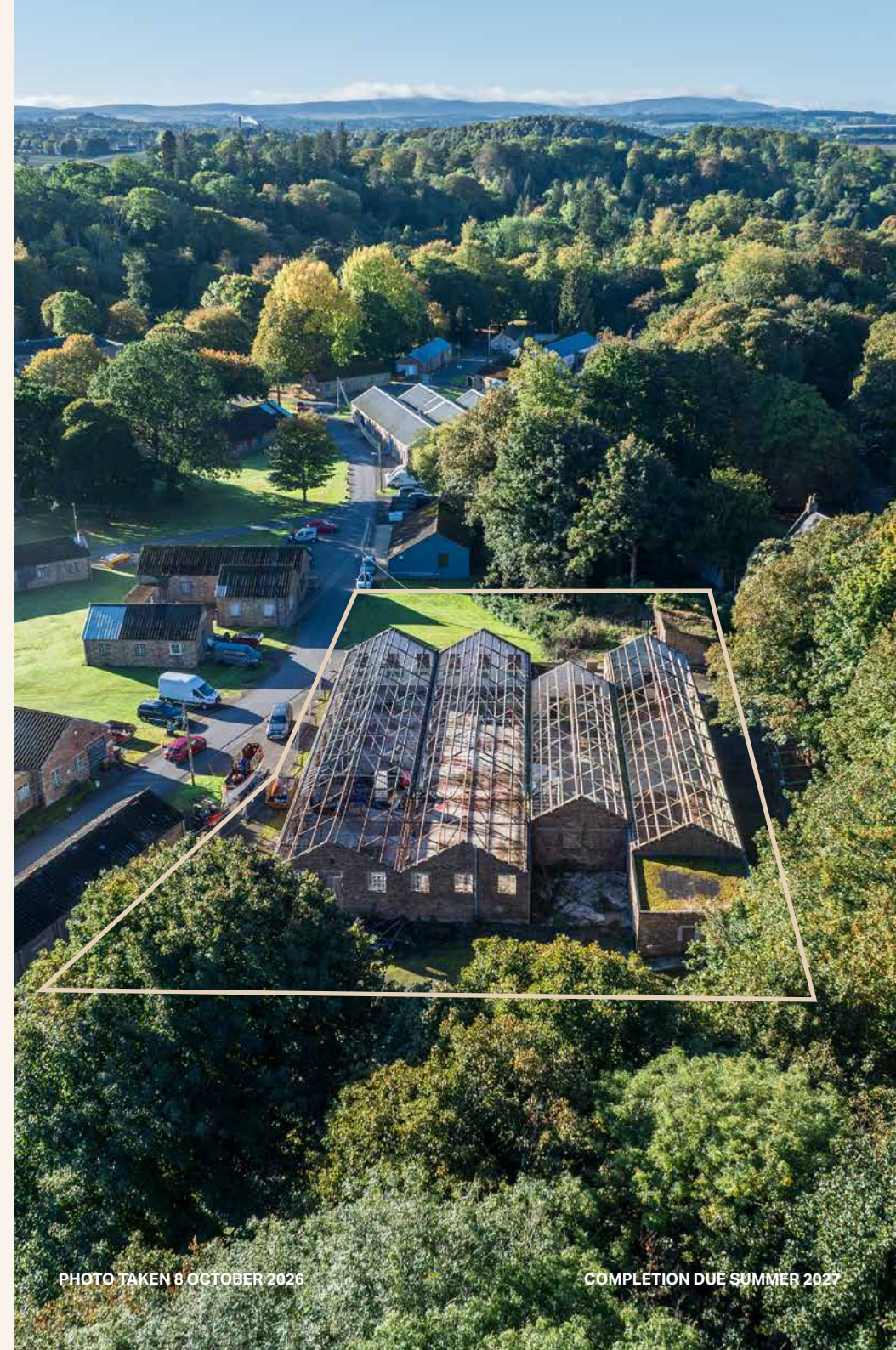


PHOTO TAKEN 8 OCTOBER 2026

COMPLETION DUE SUMMER 2027

FLOOR PLAN



Accommodation

The estimated Gross Internal Area of the units is as follows:

UNIT	SQ M	SQ FT
Unit 9/1	250	2,691
Unit 9/2	257	2,766
Unit 9/3	181	1,948
Unit 9/4	260	2,799
Unit 9/5	Let	
Unit 9/6	Let	

Larger units can be provided by combining the individual units.

Terms

These units will be available on a Full Repairing and Insuring lease. For further information on the lease terms required, please contact the agents.

Estimated Completion

The units are currently being refurbished and completion of the works is expected in 2027.



Rateable Value

The units are not currently assessed for rating purposes. An indication of the likely rateable value can be given on request.

Service Charge

A service charge for the common maintenance and management of the estate will apply. Further details to be provided on request.

Anti-Money Laundering

Under HMRC and RICS regulations and The Proceeds of Crime Act 2022, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers / tenants and vendors / landlords involved in a transaction. As such, personal and / or detailed financial and corporate information may be required before any transaction can conclude.

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988.

Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. May 2026 Produced by Designworks.



Viewing & Further Information

By contacting:

Neil McAllister

07831 610 721

neil.mcallister@ryden.co.uk

Leo Masson

07425 320 611

leo.masson@ryden.co.uk

Ryden.co.uk
0131 225 6612

NEWBATTLE BUSINESS PARK, DALKEITH, MIDLOTHIAN EH22 3JL