

DM HALL

To Let

**Industrial Workshop
with Integrated Office
Accommodation**

**3/3 Inveresk
Industrial Estate,
Musselburgh,
Midlothian,
EH21 7UL**



**315.46 SQ M
3,395 SQ FT**

Property Details

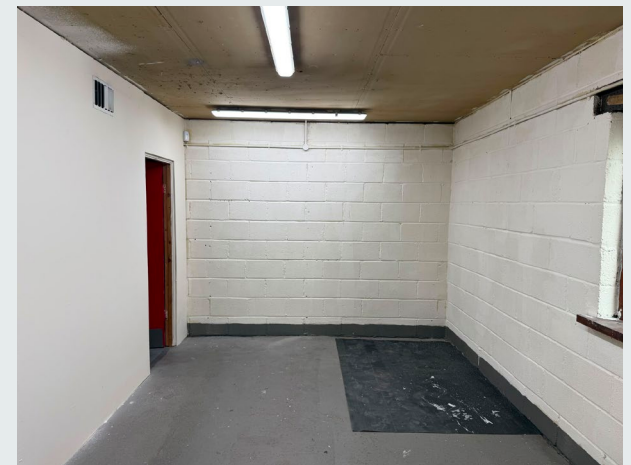
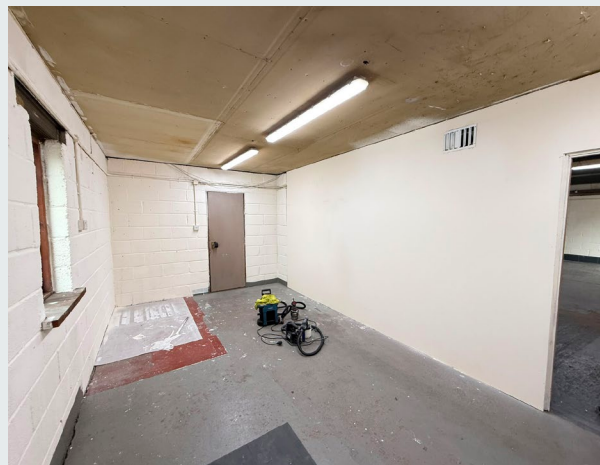
- Strategically located in one of Musselburgh's most established industrial estates.
- Parking is available outside the unit with public transport connections available on Olive Bank Road
- Integrated office and staff facilities.
- Shipping container with electrical services included.
- £31,000 per annum (Exclusive of VAT)

LOCATION:

The subjects are situated within Inveresk Industrial Estate, an established industrial location on the fringe of Musselburgh town centre, approximately 6 miles east of Edinburgh city centre. The estate benefits from close proximity to the A1 trunk road and is accessed from Eskmills Road, leading from the Olivebank Road roundabout opposite Tesco Extra.

More specifically, the property is located at Unit 3, Block 3, Inveresk Industrial Estate, Musselburgh, EH21 7UL, with parking available within the estate and public transport connections available on Olivebank Road.

Neighbouring occupiers within the estate include The Kitchen Bedroom Bathroom Company, Lothian Hire Centre, Bruntons Aero Products and other industrial and trade occupiers.



DESCRIPTION:

The subjects comprise an end-terraced industrial property of brick and block construction, incorporating a steel portal frame with a mono-pitched roof. The property benefits from a brick and block-built projection, which is currently utilised as office and industrial accommodation.

Internally, the property benefits from the following specification:

- Painted concrete flooring.
- Painted blockwork walls.
- Electrically operated roller shutter door measuring approximately 2.8m wide x 2.5m high.
- Three-phase power supply.
- Integrated CCTV system, with the incoming tenant having the option to take over the existing contract.
- Recently replaced gas-fired blower heating system.
- 20-foot storage container, benefiting from an electrical supply.
- Min Eaves of 2.64m, rising to 3.82m

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal Basis and is as follows:

FLOOR	SQ M	SQ FT
Ground	290.05	3,122
Mezzanine	25.40	273
Total	315.46	3395

SERVICES:

We understand the subjects benefit from gas, electric, water and mains drainage.

SALE TERMS:

Our client would consider offers of £31,000 (Exclusive of VAT) for the leasehold interest, for a term to be agreed.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The property has a rating of C



Property Details

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £14,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for rates relief. All enquirers should satisfy themselves.

OFFERS:

All offers should be submitted to the sole Letting agent.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT which is not chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents: -

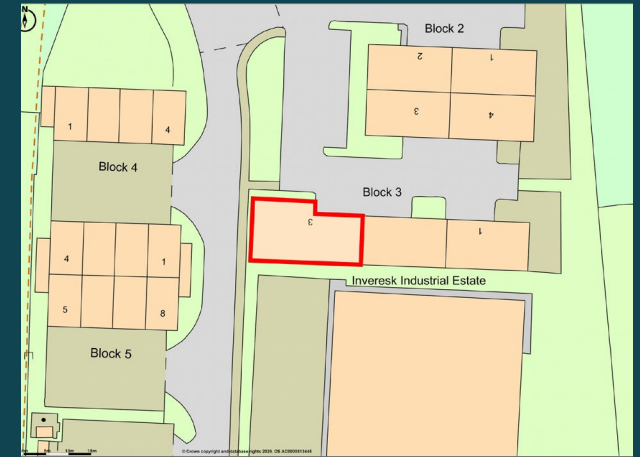
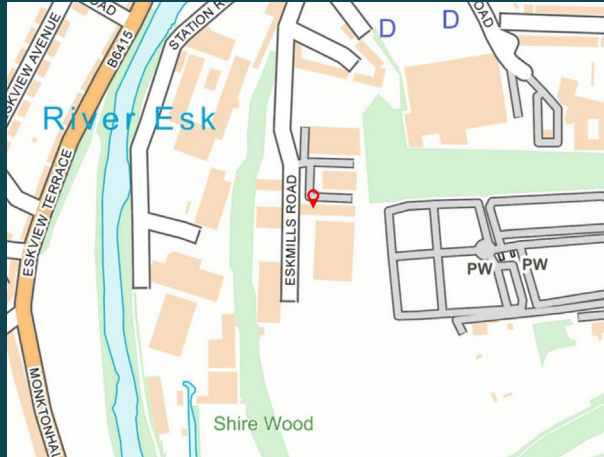
ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL



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RICS



Make an enquiry

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