

COMMERCIAL

ara
Andrew Reilly Associates

TO LET

GOOD QUALITY COMMERCIAL UNITS

On behalf of **McSence**



**UNIT 12 BUCKIE HOUSE,
MCSENCE BUSINESS PARK,
MAYFIELD, DALKEITH, EH22 5TA**

84 SQ M (904 SQ FT)

100% RATES RELIEF MAY BE AVAILABLE

Andrew Reilly Associates Ltd
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LOCATION:

McSence Business Park is located within Mayfield, a conurbation lying on the southern edge of Dalkeith, approximately 9 miles from Edinburgh city centre and benefiting from excellent connections to the A7 and A68 trunk roads, thereafter providing access to the Edinburgh City Bypass and the wider Scottish motorway network.

Developed by McSence Group, a social enterprise company providing support to small and start-up businesses, the Business Park provides a flexible range of industrial, commercial and office accommodation together with training facilities, designed to support businesses as they develop.

Current tenants within the Business Park comprise a mixture of private and third sector organisations creating a vibrant business environment suitable for a variety of occupiers.

DESCRIPTION:

Buckie House provides a fully serviced, secure business centre environment suitable for a variety of operators, providing facilities including a shared reception, secure entry system, CCTV and extensive car parking. Meeting rooms are available for use by the tenants on an ad hoc basis, together with a training facility, including conference rooms and a manual handling suite, which can be booked for courses or seminars.

Unit 12 provides good quality office/commercial accommodation with painted brick walls, carpet tile flooring, strip fluorescent lighting, perimeter trunking and a tea prep/kitchenette area. North lights provide good natural light and heating is from a gas central heating system. A pedestrian entrance can be created at the rear of the unit, providing dedicated access directly to the car park. The accommodation is suitable for a variety of uses, subject to obtaining the appropriate planning consents.

Units can be fitted out to suit individual requirements, subject to agreement by the centre's management.

TERMS:

The suite is available on an internal repairing basis for a term to be agreed. For further information, please contact the sole letting agents

ACCOMMODATION:

The available accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the floor area available to an occupier on an exclusive basis has been calculated as follows:

	Sq M	Sq Ft
Unit 12	84	904

RATEABLE VALUE:

The suite has been listed separately within the Valuation Roll with the following rateable values:

Unit 12 £6,300

Ingoing occupiers may benefit from up to 100% business rates relief under the Scottish Government's Small Business Bonus Scheme. Further details can be provided on request.

VAT

All costs are quoted exclusive of VAT, which will apply at the prevailing rate.

LEGAL COSTS

Each party will bear their own legal costs in dealing with the transaction however the new occupier will be liable, in the normal manner, for any recording dues, registration fees and Land & Buildings Transaction Tax.

ENERGY PERFORMANCE CERTIFICATE

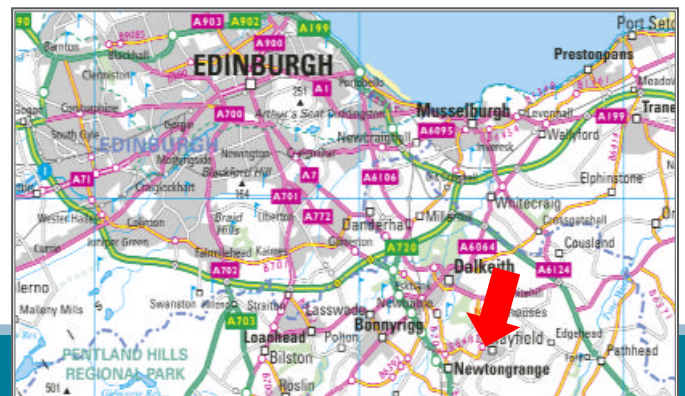
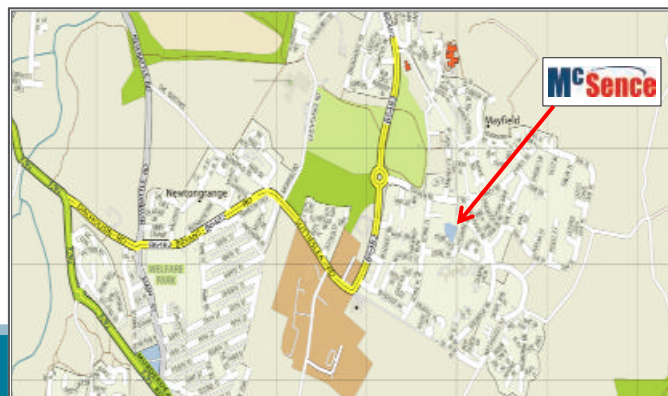
The energy performance of the offices has been assessed and copies of the relevant EPC can be provided on request.

VIEWING AND FURTHER INFORMATION:

To arrange a viewing or for further information please contact the sole letting agents:

Howard Brooke
 Mobile: 07973 540528
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Louise Reilly
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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.