

TO LET  
Office

 **GRAHAM  
SIBBALD**



**Office Suites, Westfield Park**  
Dalhousie Road, EH22 3BD

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)



- **Self-Contained Office Suites**
- **Units Extending from 58.5 Sq M (630 Sq Ft) to 422 Sq M (4,543 Sq Ft)**
- **Rent on Application**
- **Highly Desirable Office Locality**



Suite 4

## LOCATION

The subjects are located a 10 minute walk from the centre of Dalkeith, an extremely popular town situated just 5 miles to the south of Scotland's capital city of Edinburgh. Dalkeith is the administrative centre for Midlothian and is home to Midlothian Council. The town benefits from superb transport links. The City Bypass is situated less than 2 miles to the north of the property and the recently opened Borders rail link runs from Eskbank train station which is located a 10 minute walk to the south of the property. Trains to Edinburgh Waverley run every 30 minutes totalling approximately 30 daily services, with average rail times of just 20 minutes.

## DESCRIPTION

The office suites span across the ground and first floor of the multi-let office block, comprising of modern self-contained office accommodation. The suites benefit from gas central heating, as well as Cat 5 perimeter cabling. The property benefits from extensive onsite car parking, located at both the front and rear.

## ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

SUITES	SQ M	SQ FT
Ground Floor – Suite 4	58.5	630
Ground Floor – Suite 8	115.8	1,247
1 <sup>st</sup> Floor	422	4,543

## RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have the following rateable values:

SUITES	RATEABLE VALUE
Ground Floor – Suite 4	£8,500
Ground Floor – Suite 8	£15,400
1 <sup>st</sup> Floor	To be Assessed





Suite 4



Suite 4



Suite 4



Suite 8



Suite 4









## PLANNING

The premises benefits from Use Class 4. Perspective tenants should ensure that they have the correct planning consent in place for their business.

## LEASE TERMS

Rent on Application.

## LEGAL COSTS

Each party to be responsible for their own legal professional costs incurred in this transaction.



To arrange a viewing please contact:



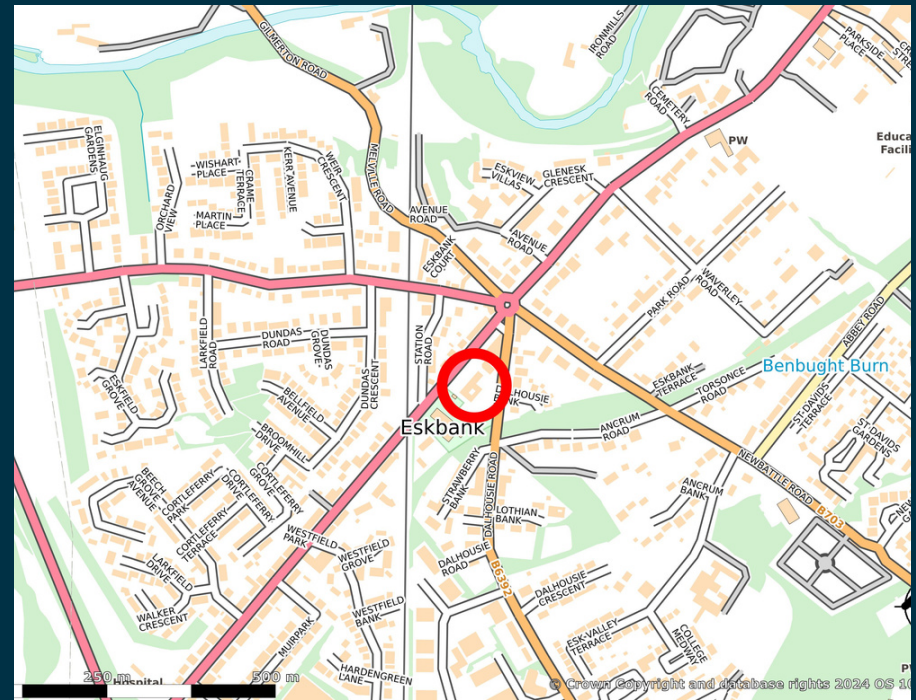
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1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: February 2024

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.