

# OFFICE

# TO LET

Wheatrig Business Hub  
Wheatrig Farm  
Longniddry  
EH32 0PL

- Newly converted barn/steading conversion to form offices and co-working space
- Renovated and refined to an exceptional standard throughout
- All inclusive of rent, service charges, utilities, 4G WIFI, cleaning services, refreshments, phone sockets, waste disposal and parking
- Office 3 available with NIA of 18.35sqm (198sqft)
- Rental of £800 per month (exclusive of VAT)

**DM HALL**  
CHARTERED SURVEYORS



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## LOCATION

Longniddry is a coastal village in East Lothian with an estimated population of 2,500 people. Longniddry further lies approximately 6 miles east of Musselburgh along the B1361/A198 and 12 miles east of Edinburgh City Centre, on the southern shores of the Firth of Forth.

Wheatrig Business Hub itself is specifically located at Wheatrig Farm, which is situated less than 2 miles from the village centre of Longniddry. Longniddry train station is further situated within the village centre, both of which are within a few minutes' drive of the village centre.

Wheatrig Business Hub can be easily accessed off the B6363 to the west, or the B1377 to the north, with the access junction to the property approximately 1 mile from each direction. The farm and Business Hub itself is clearly sign posted at the turning junction, with direct access to the property found along the farm road.

## DESCRIPTION

The subjects comprise a former barn/steading premises, which has recently been converted to an exceptional standard into 3 individual offices spaces, along with a flexible co-working space.

Access is taken via a newly converted timber framed and double glazed corridor attached to the side of the conversion, which provides access to the internal offices, kitchenette area, shower room, W/C and accessible W/C. The property itself is constructed via original/traditional stone and comprises a new profile metal sheet roof.

A shared kitchenette is further finished to an excellent standard with original stone flooring, base and wall mounted kitchen units, dining room table and chairs, fridge freezer and already provided tea and coffee facilities. The W/C, accessible W/C and shower room further are accessed off the kitchenette area.

## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the net internal area of the subjects to be in the order of:

Office 3: 18.35sqm (198sqft)

## RENT

Our clients are seeking £800 per month plus VAT for each individual office space. Each monthly payment is fully inclusive of rent, service charges, utilities, 4G WIFI, cleaning services, refreshments, phone sockets, waste disposal and parking.

## RATES

The premises has a rateable value of £1,700 per annum. This means any potential tenant may qualify for full relief under the Small Business Bonus Scheme.

## VAT

The prices quoted are exclusive of VAT which is chargeable.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING:

Strictly by appointment through the sole letting agents

## DATE OF ENTRY:

Entry will be available on completion of legal formalities.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The EPC however states an energy rating of B.

## REFERENCE:

ESA2822

## DATE OF PUBLICATION:

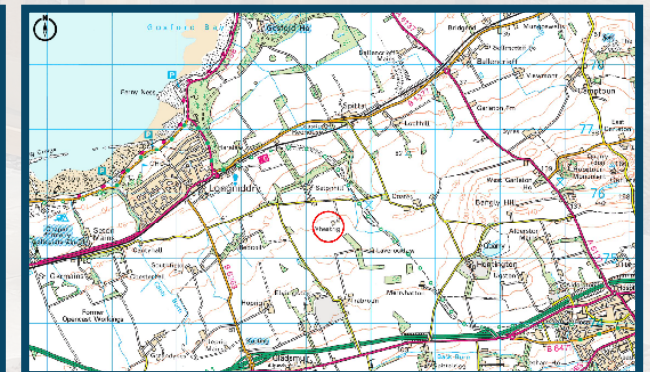
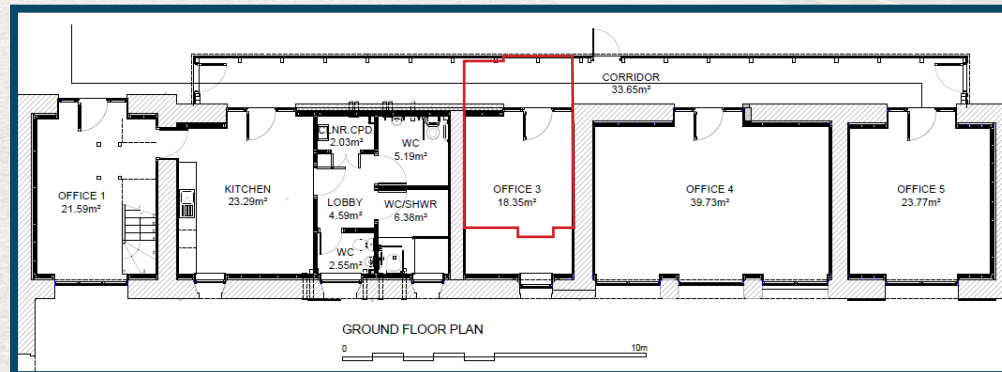
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