

Ryden

TO LET

**MEWS-STYLE OFFICE
DEVELOPMENT**
81.66 SQ M (879 SQ FT)



**UNIT 6
NEWINGTON
BUSINESS CENTRE
DALKEITH ROAD MEWS
EDINBURGH
EH16 5GA**

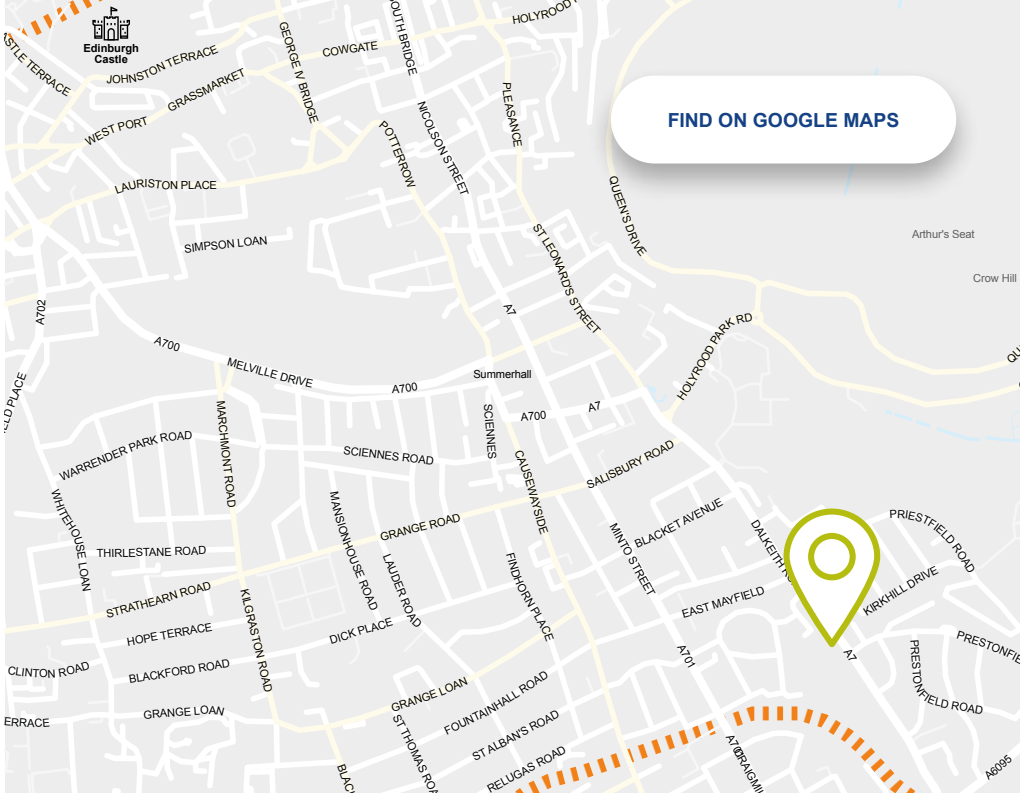
**SELF-CONTAINED
OFFICE SUITE**

DEDICATED PARKING SPACE

**SITUATED IN A TRANQUIL
COURTYARD SETTING**

**POTENTIAL FOR 100%
RATES RELIEF**

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FIND ON GOOGLE MAPS







LOCATION

Situated close to the junction of Dalkeith Road (A68) and Prestonfield Avenue, Newington Business Centre is strategically situated to enable easy access both to the city centre and to the city bypass. Furthermore, Dalkeith Road itself is extremely well connected to Edinburgh's public transport system.

In the vicinity of Newington Business Centre, there is a mix of commercial and residential occupiers, with existing occupiers such as Myreside Management, Home Link Family Support, and Tower Mains.

DESCRIPTION

Newington Business Center comprises an attractive mews-style office development with 8 units each finished to a high standard. The self-contained units are situated in stone buildings with slate roofs arranged around a landscaped courtyard area. The site has been redeveloped offering high-quality office accommodation in an aesthetically pleasing location. Newington Business Centre also benefits from the following:

-  Gas-fired central heating
-  Separately metered gas & electricity
-  High quality modern lighting
-  Generous toilet & kitchen facilities
-  Storage facilities
-  1 on-site parking space

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately 81.66 sq m (879 sq ft).

TERMS

The property is available on a new Internal Repairing & Insuring lease for a term to be agreed and a rental of £14,500 per annum plus VAT.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

BUSINESS RATES

In accordance with the Scottish Assessors, the current rateable value is £10,300, resulting in a rates liability (2024/25) of £5,129.

Under the current Small Business Bonus Scheme, up to 100% relief may be available.

LEGAL COSTS

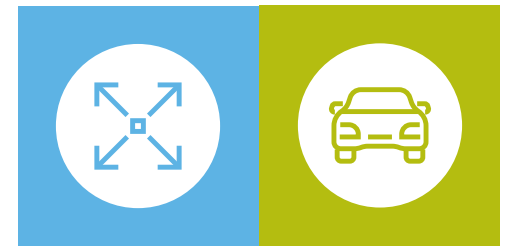
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT, which would be payable at the appropriate rate.

SITE PLAN





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GET IN TOUCH

Strictly by appointment through the sole letting agent.

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **April 2024**

