

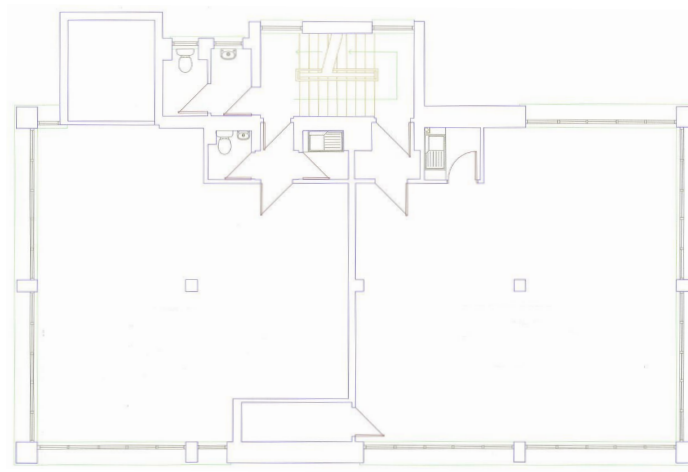
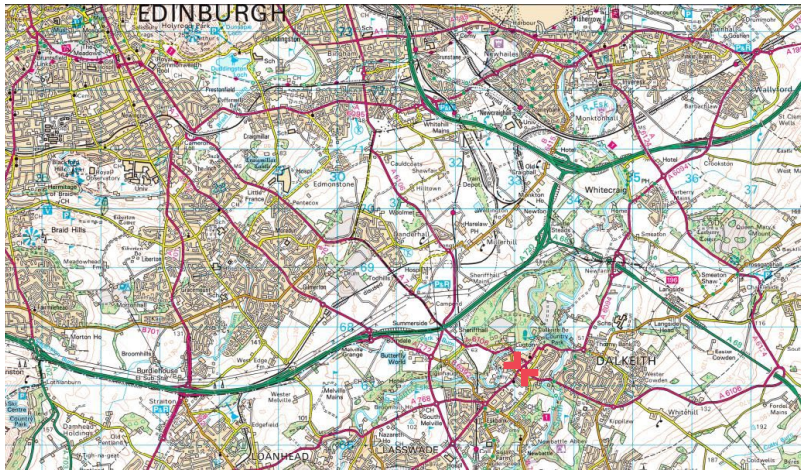
TO LET

1ST, 2ND, 3RD FLOOR OFFICE SUITES



Soutra Point Office Suites, Dalkeith, EH22 1HU

- Prominent town centre location
- Recently refurbished office accommodation
- A variety of suites are available from 750 Sq Ft
- Located 2 Miles From The Edinburgh City Bypass



Standard Floorplan

LOCATION

The subjects are located in the heart of the popular Midlothian Town Dalkeith, approximately 7 miles from the City Centre and 2 miles from the Edinburgh City Bypass. More specifically the office space is located on the corner of the High Street and Eskdail Street offering town centre occupiers within close proximity. The location offers a variety of bus services and Eskbank Train Station located approximately 1.1 miles. Surrounding occupiers include Greggs, Subway, Boots, Bank of Scotland and Nationwide.

DESCRIPTION

The subjects comprise of individual open plan offices located from the first to third floor. The office space benefits from a Kitchen/Tea Prep Facility in each area, communal and individual W.C's and a magnetic entry/communications system to access the stairwell.

FLOOR AREA

	SQ FT	SQ M
Floor 1	906	84
Floor 2 (Upper)	850	79
Floor 3 (Lower)	758	70
Floor 3 (Upper)	874	81
Total	3,388	314

PRICE

Offers over £6 Per Square Foot Per Annum are invited.

RATEABLE VALUE

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of:

FLOOR	RATEABLE VALUE
Floor 1	£6,100
Floor 2	£5,200
Floor 3 (Lower)	£4,350
Floor 3 (Upper)	£4,500

The unified business rate is presently set at £0.492 excluding water and sewage, which are levied separately.

LEGAL EXPENSES AND VAT

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

EPC

Available upon request.

To arrange a viewing please contact:



Justin Akugbo

Surveyor

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Chartered Surveyor

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IMPORTANT NOTICE

1. These particulars are intended as 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.
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6. Date of Publication: November 2023