

**TO LET**  
Office

**GRAHAM  
SIBBALD**



**Suite 8, Westfield Park,  
Dalhousie Road, EH22 3BD**

- SELF-CONTAINED OFFICE SUITE
- EXTENDING TO 115.85 SQ M (1,247 SQ FT)
- OFFERS OVER £16,000 PER ANNUM
- HIGHLY DESIRABLE OFFICE LOCALITY

## LOCATION

The subject properties are located within the Midlothian area of Eskbank and are situated to the south east of Edinburgh. More precisely, the premises are located to the north of Dalhousie Road which lies on the B6392 and inter-links with the A609 through road through Dalkeith High Street. Eskbank is a small village lying 7 miles south east of Edinburgh and a half mile west of Dalkeith. The area is well served by road links with the A7 leading south to the Scottish Borders, the A6094 to the A1 and there are also direct links to the A720 (Edinburgh City Bypass). Bus services connect the village to the City of Edinburgh as well as other Midlothian villages and nearby towns.

## DESCRIPTION

Suite 8 in a multi-let office block. The subjects comprise an office suite containing two main rooms, one including glass partitioned meeting room, within a traditional stone constructed 2 storey

building held under a pitched and slated roof. The office space available is located at ground floor level and comprise of modern cellular office accommodation decorated to a reasonably high standard and benefiting from gas central heating as well as Cat V perimeter cabling for the benefit of the existing occupiers. The property benefits from extensive on-site car parking.

## ACCOMMODATION

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

Area	Sq M	Sq Ft
Ground Floor	115.85	1,247

## RATEABLE VALUE

According to the Scottish Assessors Association the subjects have a Rateable Value of £15,400 effective 1st April 2017.

## PLANNING

The premises benefits from Use Class 2. Perspective tenants should ensure that they have the correct planning consent in place for their business.

## LEASE TERMS

Offers over £16,000 per annum are invited.

The property is available by way of a Full Repairing and Insuring Lease.

## LEGAL COSTS

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

## VIEWING

Viewing is strictly by appointment only with Graham + Sibbald.

To arrange a viewing please contact:



**Joe Helps**

Surveyor

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0131 240 5291



**Katie Tait**

Student 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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