

# Ryden

## TO LET

MEWS-STYLE OFFICE DEVELOPMENT  
63 SQ M (683 SQ FT)



UNIT 8 NEWINGTON  
BUSINESS CENTRE  
DALKEITH ROAD MEWS  
EDINBURGH, EH16 5GA

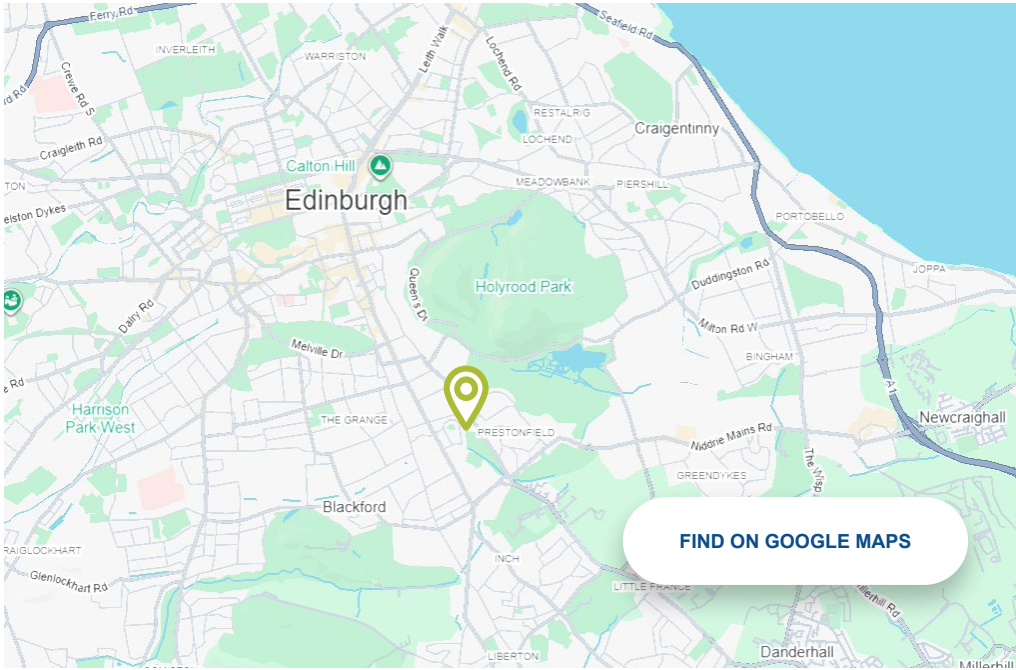
SELF-CONTAINED  
OFFICE SUITE

DEDICATED PARKING SPACE

SITUATED IN A TRANQUIL  
COURTYARD SETTING

POTENTIAL FOR 100%  
RATES RELIEF

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## 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 63 sq m (683 sq ft).

## TERMS

The property is available on a new Internal Repairing & Insuring lease for a term to be agreed and a rental of £13,000 per annum plus VAT.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating C.

## BUSINESS RATES

In accordance with the Scottish Assessors, the cumulative rateable value of the office and car parking space is £8,500, resulting in a rates liability (2026/27) of £4,088.50.

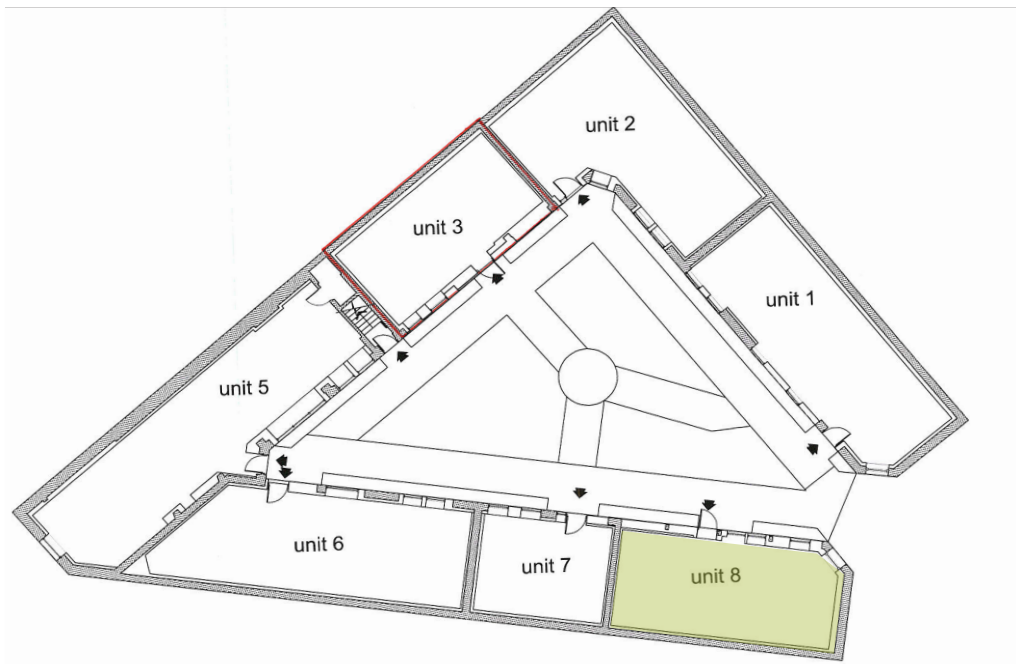
Under the current Small Business Bonus Scheme, up to 100% relief may be available.

## 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.





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# GET IN TOUCH

Please get in touch with our letting agent for more details.

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