

# TO LET

## OFFICE/BUSINESS SUITES



## HARDENGREEN BUSINESS PARK, DALKEITH

FROM 18.15 SQ M (195 SQ FT)

TO 44.68 SQ M (481 SQ FT)

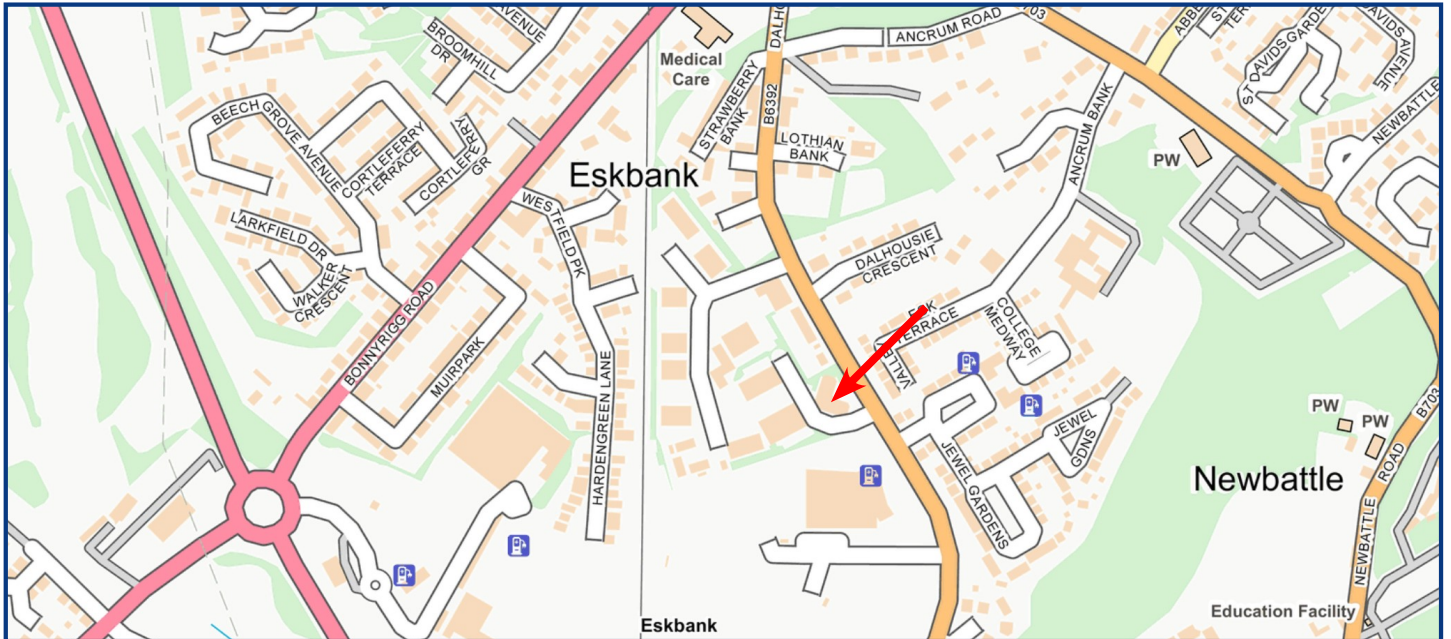
**B&S**  
**Burns & Shaw**  
Property Consultants  
**0131 315 0029**

**SAT NAV:**  
EH22 3NX

# OFFICE/BUSINESS SUITES

## HARDENGREEN BUSINESS PARK

### DALKEITH EH22 3NX



#### LOCATION

Dalkeith with a population of approximately 14,500 people is the administrative centre for Midlothian. The town is situated approximately 8 miles south of Edinburgh City Centre and enjoys good access onto the A68 and A7, the principal arterial routes from the Capital to the Scottish Borders and the City Bypass. Hardengreen Business Park is located approximately 0.5 miles to the west of Dalkeith town centre, immediately adjacent to the affluent Eskbank residential area and is accessed from the B6392 Dalhousie Road. The Tesco food store is only a short walk away as is the Eskbank Station for the Waverley rail line connecting Edinburgh to the Scottish Borders.

#### DESCRIPTION

The subjects comprise suites on the first floor of a two-storey business centre flanked with two single storey wings. The suites benefit from a specification including: -

- Power & telecommunications via dado height perimeter trunking.
- Double glazed windows.
- Suspended ceiling with integrated LED lighting.
- Entry phone system.
- Electric storage heaters.
- Communal WC's & tea-prep.
- Dedicated communal car park.

#### ACCOMMODATION

The Business Centre currently has the following vacant suites.

ROOM	SQ M	SQ FT
11	33.06	356
12	44.68	481
13	31.36	338
15	18.15	195

#### LEASE TERMS

The premises are available to let on flexible terms. For further information on the quoting rent, please contact the sole letting agents.

#### VAT

VAT will be payable on all rent, service charge etc arising under the lease.

#### LEGAL & ADMINISTRATION COSTS

The ingoing Tenant will be liable to pay the Council's legal and administration costs incurred in the transaction.

#### VIEWING AND FURTHER INFORMATION

Should you wish to arrange a viewing or require further information please contact the sole letting agents.

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Email: niall@burnsandshaw.co.uk  
Bill Adams – 07716 358 540.

