

TO LET
MODERN OFFICE SUITES
65.5 SQ M - 271.30 SQ M
(704 SQ FT - 2,920 SQ FT)
ALL ENQUIRIES
Andrew Reilly Associates
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Colliery Court

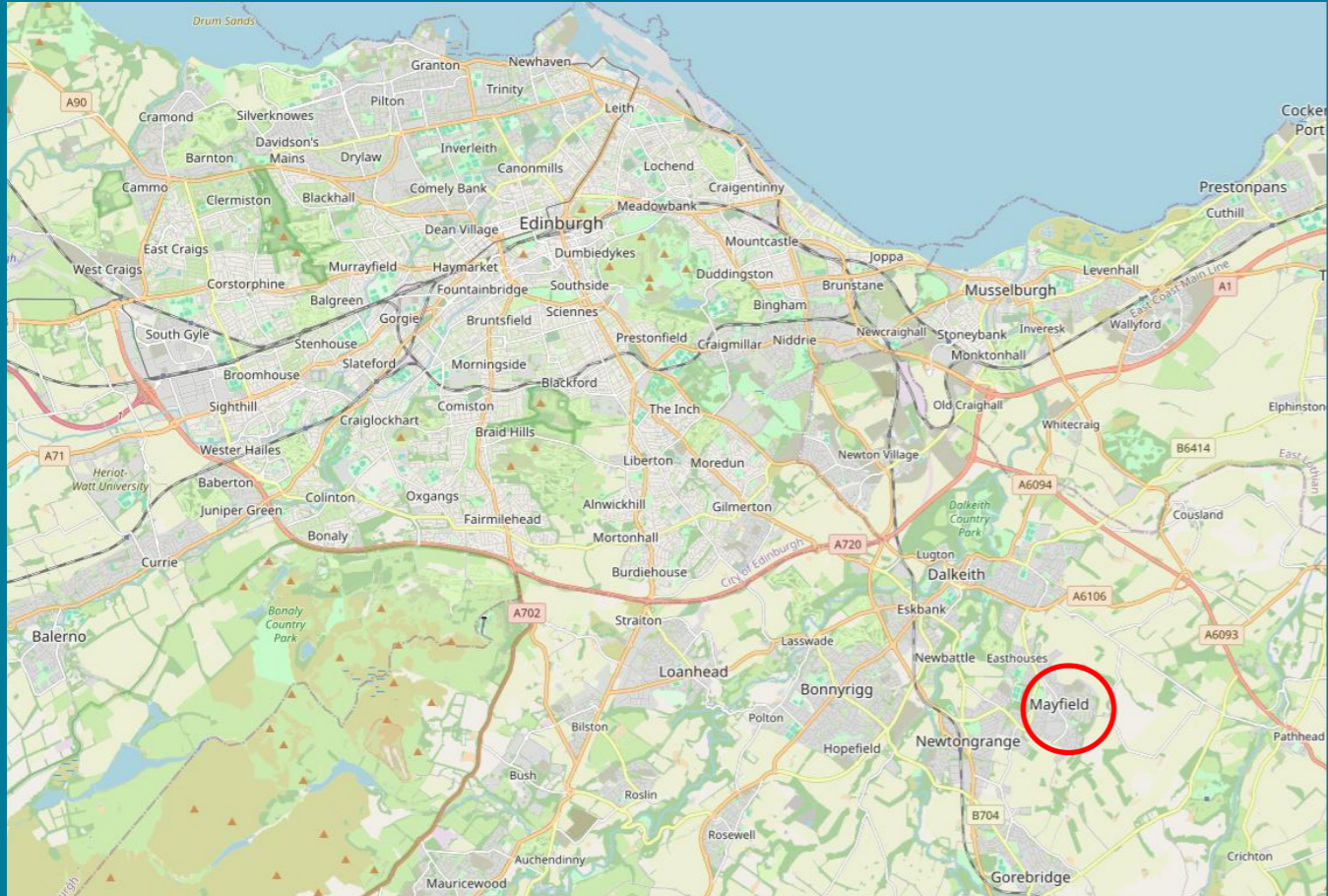
TO LET

GOOD QUALITY OFFICE SUITES

COLLIERY COURT, McSENCE BUSINESS PARK, MAYFIELD, DALKEITH, EH22 5TA

- SUITES FROM 30.41 SQ M (327 SQ FT)
- RECENTLY REFURBISHED TO A HIGH STANDARD
- FLEXIBLE TERMS AVAILABLE
- ELIGIBLE FOR 100% RATES RELIEF





Location

McSence Business Park is located within Mayfield, a conurbation lying on the southern edge of Dalkeith, approximately 9 miles from Edinburgh city centre and benefiting from excellent connections to the A7 and A68 trunk roads, providing access to the Edinburgh City Bypass and thereafter the wider Scottish motorway network.

Developed by McSence Group, a social enterprise company providing support to small and start-up businesses, the Business Park provides a flexible range of industrial, commercial and office accommodation designed to support businesses as they develop.

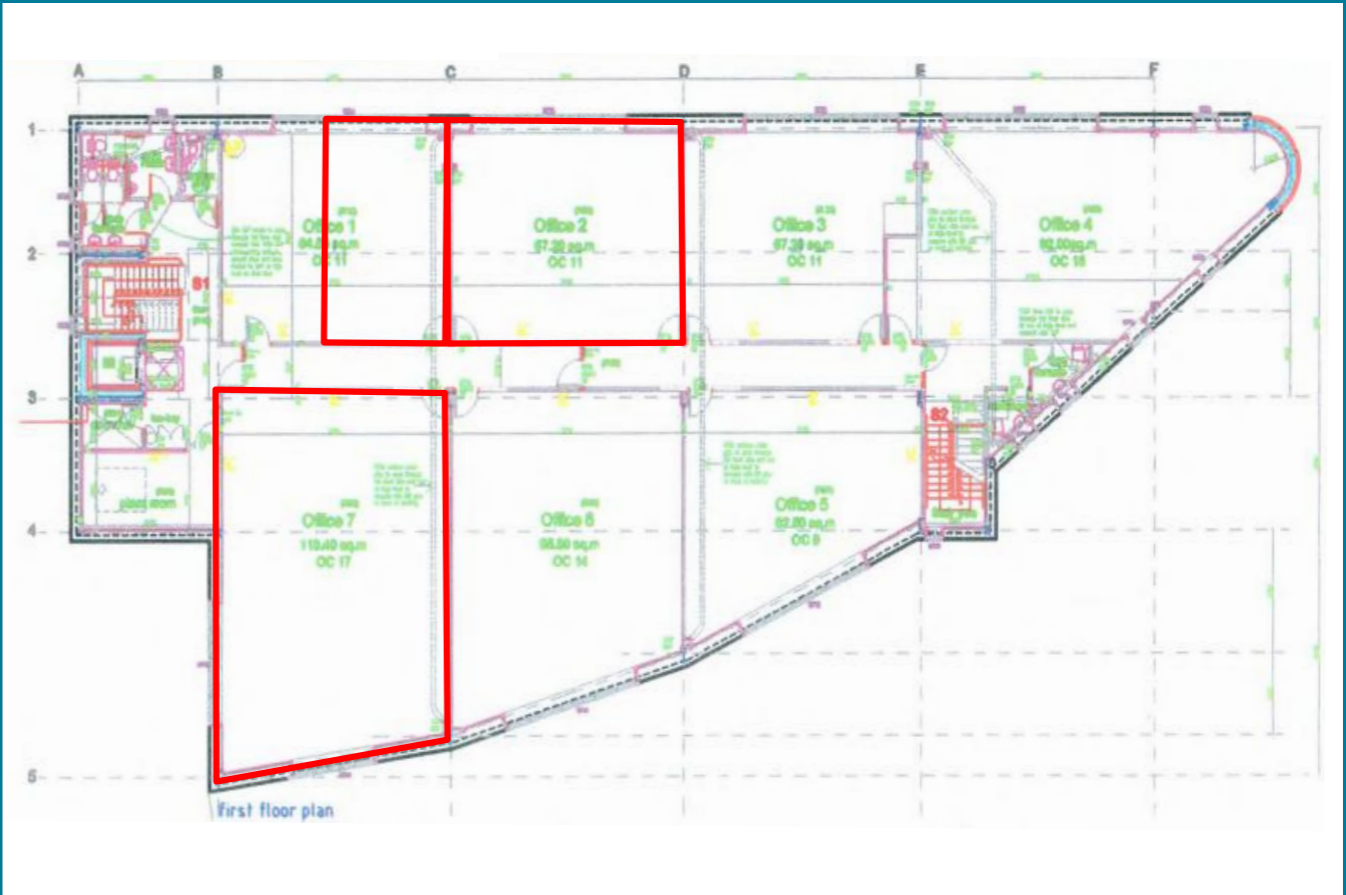
Current tenants within the Business Park comprise a mixture of private and third sector organisations creating a vibrant business environment suitable for a variety of occupiers.

Description

The available suites are located at first floor level within Colliery Court, each with dedicated, secure access providing fresh, modern accommodation incorporating suspended ceilings with inset LED lighting, gas central heating, carpet tile floor coverings and perimeter trunking. Currently open plan, the offices can be subdivided to provide more cellular configurations.

Colliery Court provides a shared reception area together with communal kitchen/tea prep area, lift access and the building is fully DDA compliant. Meeting rooms are available within the Business Park for the use of tenants at no additional cost.

Externally, the Park provides extensive car parking provision and benefits from 24 hour CCTV coverage.



Accommodation

The accommodation been measured in line with the RICS Property Measurement (2nd Edition) and the net internal areas can be stated as follows:

Suite 1B	30.41 sq m	327 sq ft
Suite 2	65.22 sq m	701 sq ft
Suite 7	111.41 sq m	1,199 sq ft

Terms

The units are available to let on a full repairing basis for a term to be agreed. Further details are available on application to the sole letting agents.

Rateable Value

The suites are entered in the Valuation Roll as office with the following rateable values:

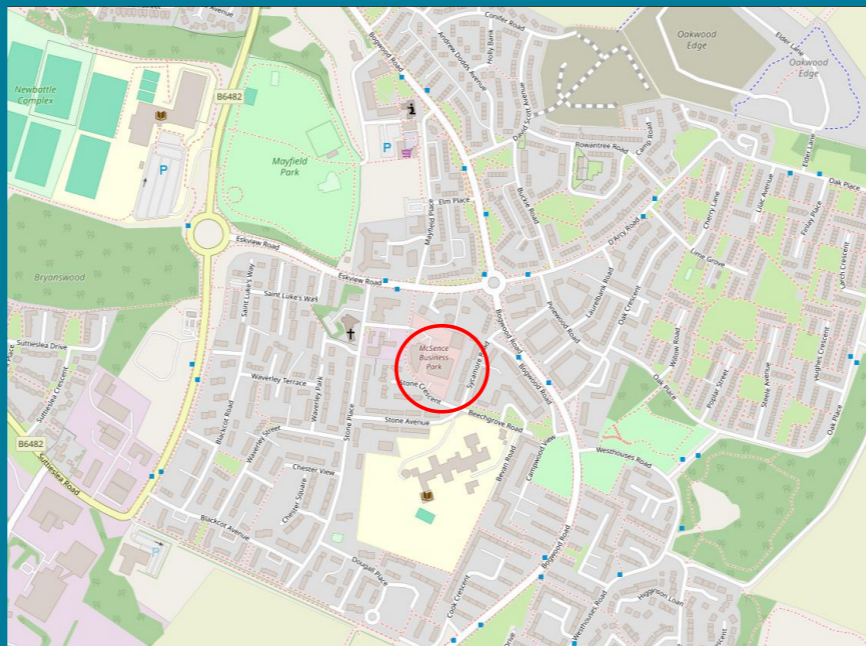
Suite 1B	£2,550 RV
Suite 2	£5,200 RV
Suite 7	£8,900 RV

VAT

Rents and outgoings quoted are exclusive of VAT and will be liable at the prevailing rate.

Energy Performance Certificate

A copy of the Energy Performance Certificate can be provided on request.



Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however in the tenant will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

Further information and viewing

Please contact sole letting agents:

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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.