

TO LET

OFFICE/BUSINESS UNITS



- Converted traditional farm steading
- Office/workspace accommodation
- Excellent road access to Edinburgh and the north
- Rates relief may be available to eligible occupiers
- Flexible terms available
- Ample on-site parking

BANKHEAD FARM STEADING

DALMENY

SOUTH QUEENSFERRY

EH30

Galbraith

galbraithgroup.com

0131 240 6960

LOCATION

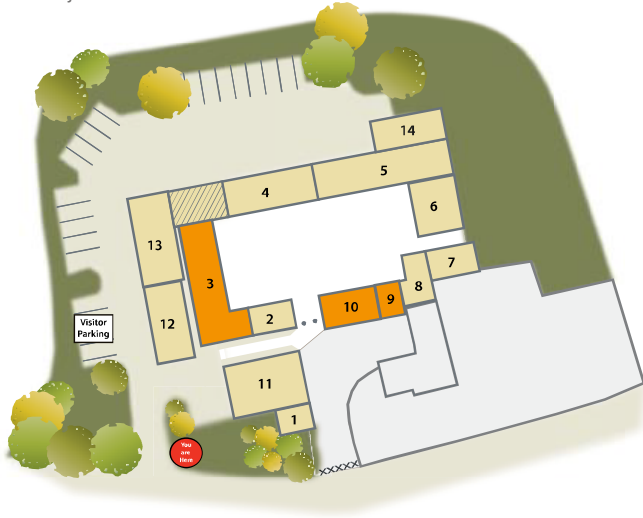
Bankhead Farm Steading forms part of Rosebery Estate and is located on the eastern edge of South Queensferry. The subjects are located on Bankhead Road which lie adjacent to the B924, the main thoroughfare through South Queensferry.

The subjects lie approximately 1.5 miles from the A9000 which provides excellent road connectivity into north, south and west. Edinburgh city centre lies approximately 10 miles east of the subjects. Dalmeny train station is conveniently located approximately 0.4 miles to the south west.

DESCRIPTION

The subjects comprise a combination of self contained office suites and workshops set within a converted stone construction steading. The subjects are set around a communal courtyard.

There is ample parking located to the south and west of the subjects.



CURRENT AVAILABILITY

UNIT 3 OFFICE UNIT	
SIZE	1,067 SQ FT (99.13 SQ M)
RENT	£16,000 PER ANNUM
SERVICE CHARGE	TBC
RATEABLE VALUE	£7,600

UNIT 9 OFFICE UNIT	
SIZE	285 SQ FT (26.49 SQ M)
RENT	£5,000 PER ANNUM
SERVICE CHARGE	TBC
RATEABLE VALUE	£2,500

UNIT 10 OFFICE/WORKSHOP UNIT	
SIZE	487 SQ FT (45.23 SQ M)
RENT	£7,000 PER ANNUM
SERVICE CHARGE	TBC
RATEABLE VALUE	£6,500

LEASE

Units are available on Full Repairing and Insuring terms. Details on rental are available on request. Flexible lease lengths are available.

RENT

Rental levels are outlined above in the current availability. Incentives may be available, dependent upon the lease term and covenant of the ingoing tenant.

SERVICE CHARGE

A small service charge for the common maintenance and management of the estate will apply. Further information is available on request.

RATES

The ingoing tenant will be responsible for local authority rates. Further information is available on request. Potential tenants may be eligible for rates relief under the Small Business Bonus Scheme and interested parties are advised to make their own enquiries with the Lothian Valuation Joint Board on 0131 344 2500.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred and the ingoing tenant to be responsible for Land and Buildings Transaction Tax, administration dues etc. Our client uses a standard lease document for the entire estate which should minimise legal costs for ingoing tenants.

VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

ENTRY

To be mutually agreed.

VIEWING AND FURTHER INFORMATION

Interested parties are advised to note interest with the letting agents. Viewings are by appointment only.

For additional information please contact:

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Galbraith

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