TO LET

Unit 52, Mayfield Industrial Estate
Dalkeith EH22 4AD
LOCATION
Mayfield Industrial Estate is a well established single storey development situated just off the B6482. It is within close proximity to the A7 and the Edinburgh City Bypass, and has easy access to all parts of the Lothians.

DESCRIPTION
The Estate consists of a block of 16 individual industrial units of 500ft². Each self-contained unit has a wc and wash hand basin. The electricity and water supply to each unit is metered separately. The premises are DDA compliant and fully accessible.

ACCOMMODATION
Unit 52 has been measured in accordance with the RICS Code of Measuring Practice, and the Gross Internal Area has been calculated as approximately 500ft² (46.47m²).

LEASE TERMS
This property is available on a 3 year lease term with a break in favour of the tenant after the first year. A rent review will be carried out after 3 years.

RATEABLE VALUE
The Rateable Value of the property is £2,400. Under the Small Business Bonus Scheme for 2018/19, properties with a RV of up to £15,000 may qualify for 100% rates relief, depending upon individual circumstances.

USE
Under the Town and Country Planning (Use Classes) Order (Scotland) 1997, the unit is considered to fall under Class 4 (Light Industry) use.

RENT AND SERVICE CHARGE
Annual rent: £3,000 per annum.
Service charge: £70 per month (reviewed annually).

The service charge for the premises covers maintenance and landscaping of the external areas and overnight security patrols.

ENERGY PERFORMANCE CERTIFICATE (EPC)
A copy of the Energy Performance Certificate is available upon request. The rating is F.

VIEWING
To request a viewing of the property, please contact the Property Assets Section: Telephone 0131 271 3483.

Important Notice
These particulars do not form any part of any contract and none of the statements contained in them regarding the property is to be relied upon as a statement or representation of fact. Any intending purchasers must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.