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TO LET

Eskmills, Suite 2, Ground Floor, Hercules House, Station Road, Musselburgh, East Lothian, EH21 7PB

- ✔ Modern and self-contained ground floor office suite with existing fit-out
- ✔ Benefits from three entrances, an attractive courtyard frontage and free parking
- ✔ EPC rating 'A' within a campus prioritizing wellness and sustainability
- ✔ Array of staff amenities on site including Company Bakery and Crolla's Italian Kitchen
- ✔ Approximately 301 sq m (3,240 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Eskmills is a thriving business campus located on Station Road just off Olive Bank Road approximately 0.5 miles west of Musselburgh town centre.

The campus enjoys excellent connectivity due its close proximity to the A1 trunk road and A720 Edinburgh City Bypass. Edinburgh city centre, meanwhile, is only 8 miles west of Eskmills.

Public transport services are widely available with regular bus routes to Edinburgh whilst rail services are available from Musselburgh train station or Newcraighall providing direct connections to Edinburgh Waverley with an 8-minute journey time.

On site staff amenities include Crolla's Italian Kitchen, based in the courtyard and Company Bakery. Tesco Extra Supermarket is just next door and For Kinnaird, one of the UK's largest retail parks, is less than 10 minutes' drive away.

ESKMILLS

Eskmills consists of a mixture of business space accommodation spread across a complex of 10 historic buildings arranged around an attractive courtyard in a parkland and riverside setting.

The buildings have been impressively restored to preserve the heritage and architectural features of the site whilst combining it with modern features.

The Eskmills community is made up of 500 people across 100 companies in a diverse range of sectors including technology, creative, finance, charity, engineering, construction and energy. Free car parking is provided on site.

Current occupiers include Allegro Microsystems, Job Centre, Brightwater, Spotless Cleaning, Souness & Boyne and Oliver Asset Management.

DESCRIPTION

The subjects comprise a modern and self-contained office suite arranged over the ground floor of Hercules House. It benefits from a frontage looking onto the Eskmills courtyard and has three separate street entrances.

Internally, the premises provides predominately open plan office space with glazed partitioned meeting rooms, private offices, kitchen and WC provisions including a disabled facility. Lighting is LED set within a suspended ceiling and data is provided by floor boxes.

Prior to re-letting, the landlord will be carrying out some upgrade works to the space with full specification provided to interested parties.

VIEWING AND FURTHER INFORMATION

By contacting either of the joint letting agents: Allied Surveyors Scotland Ltd and Cuthbert White
Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887
iain.mercer@alliedsurveyorsscotland.com

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ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

301 sq m (3,240 sq ft)

RENT

Our client is seeking rental offers of £64,800 per annum to grant a new lease.

LEASE TERMS

The premises are available for let on full repairing and insuring terms for a period to be negotiated.

SERVICE CHARGE

The ingoing tenant will be due a service charge payment for the upkeep and maintenance of the common parts.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects are listed as Hercules House (5C/2) with a Rateable Value of £37,300 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is 'A'.

LEGAL COSTS

There is a standard short form lease provided. Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

ENTRY

Within 24 hours subject to agreeing a lease.

