



# To Let

## Ground Floor Office Space 3,240 sq ft / 301 sq m

### **Eskmills**

Suite 2

Ground Floor

Hercules House

Station Road

Musselburgh

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 prioritising wellness and sustainability
- Array of staff amenities on site including Company Bakery and Crolla's Italian Kitchen

## 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 to 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 Fort 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. Free car parking is provided on site.

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.

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.

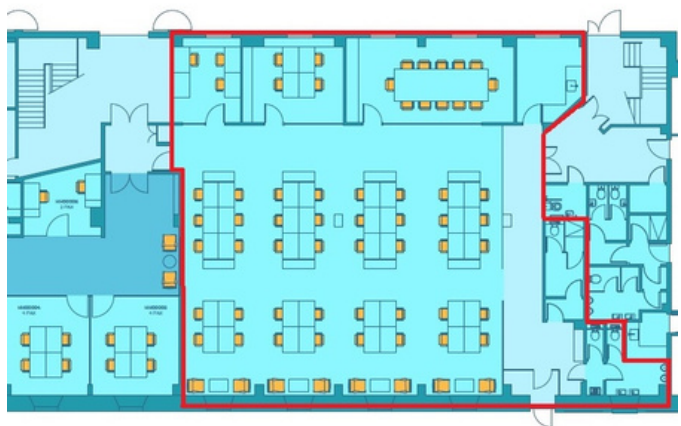
Internally, the premises provide predominately open plan office space with glazed partitioned meeting rooms, private offices, kitchen and WC provisions including a disabled facility. Lighting is LED set within a suspended ceiling and data is provided by floor boxes.

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

## ACCOMMODATION

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

**3,240 sq ft / 301 sq m**





## 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.

## BUSINESS RATES

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subject 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 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.

## EPC

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

Immediate subject to agreeing a lease.

## VIEWING & FURTHER INFORMATION



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