

ON THE INSTRUCTIONS OF:



HOPETOUN



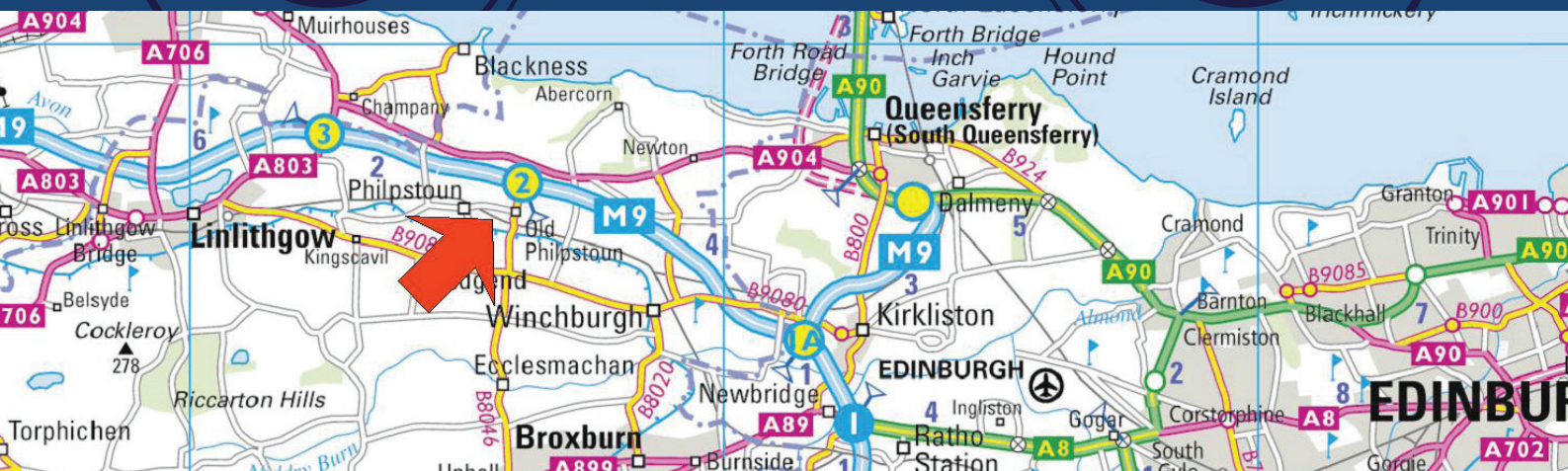
TO LET OFFICE ACCOMMODATION

WEST PHILPSTOUN OFFICE SUITES, OLD PHILPSTOUN, EH49 7RY

- Attractive steading conversion
- Open plan office suites
- Generous on site car parking
- Excellent access to central Scotland's transport network
- 82.59 sqm (889 sq ft)



ACCOMMODATION



LOCATION

West Philpstoun Steading is located approximately 14 miles to the west of Edinburgh city centre between South Queensferry and Linlithgow. The property lies on the B8046 which runs north from Uphall to the A904 (South Queensferry/Bo'ness Road). The M9 lies just to the north with Junction 2 which is located close by providing direct access to the motorway.

DESCRIPTION

Suite 5 West Philpstoun Steading provides modern, single storey, self contained office accommodation within an attractive farm steading conversion. The premises offer flexible office accommodation whilst retaining the original character of the traditional buildings.

The suites benefits from:-

- Solid floor with laminate covering
- Perimeter trunking with power and Cat 5e cabling
- Electric panel heating.
- Modern VDU compatible lighting throughout
- WC facilities including disabled access
- Tea preparation facilities

RATEABLE VALUE

The subjects are currently listed on the Scottish Assessors Website at a Rateable Value of £8,500.

For 2015/2016 the poundage rate has been set at 48.0p. From 1 April 2010 levels of rates relief under the Small Business Bonus Scheme have been set at 100% for eligible properties with a combined Rateable Value (RV) of up to £10,000.

LEASE TERMS

The suite is available on a new Full Repairing & Insuring Lease, for a period to be agreed, at a rental rate of £13.50 per sq ft.

EPC

The building benefits from an EPC 'E' rating.

LEGAL COSTS

Each party will be responsible for their own legal costs, however, the incoming tenant will be liable for all Stamp Duty Land Tax, Registration Dues, subsequent memoranda and VAT.

ACCOMODATION

The accommodation has been measured on a NIA basis in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to the following: Suite 5 - 83.52 sq m (899 sq ft)

VIEWING INFORMATION

For further information or to arrange a viewing, please contact:

Hopetoun Estates - Andy Stuart
0131 331 9940 property@hopetoun.co.uk

GVA James Barr - Stephen Dale
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To find out more please visit www.hopetoun.co.uk

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