

FOR SALE

OFFICE PREMISES

Located within Newhailes Industrial Park, Musselburgh

Inviting offers over £200,000

Extremely accessible via the A1, connecting East Lothian with Edinburgh city centre

Premises extend to 119.66 sqm (1,288 sqft)

Open plan office suite suitable for a variety of different uses subject to necessary planning consents



WHAT 3 WORDS



4B NEWHAILES BUSINESS PARK, MUSSELBURGH, EH21 6RH

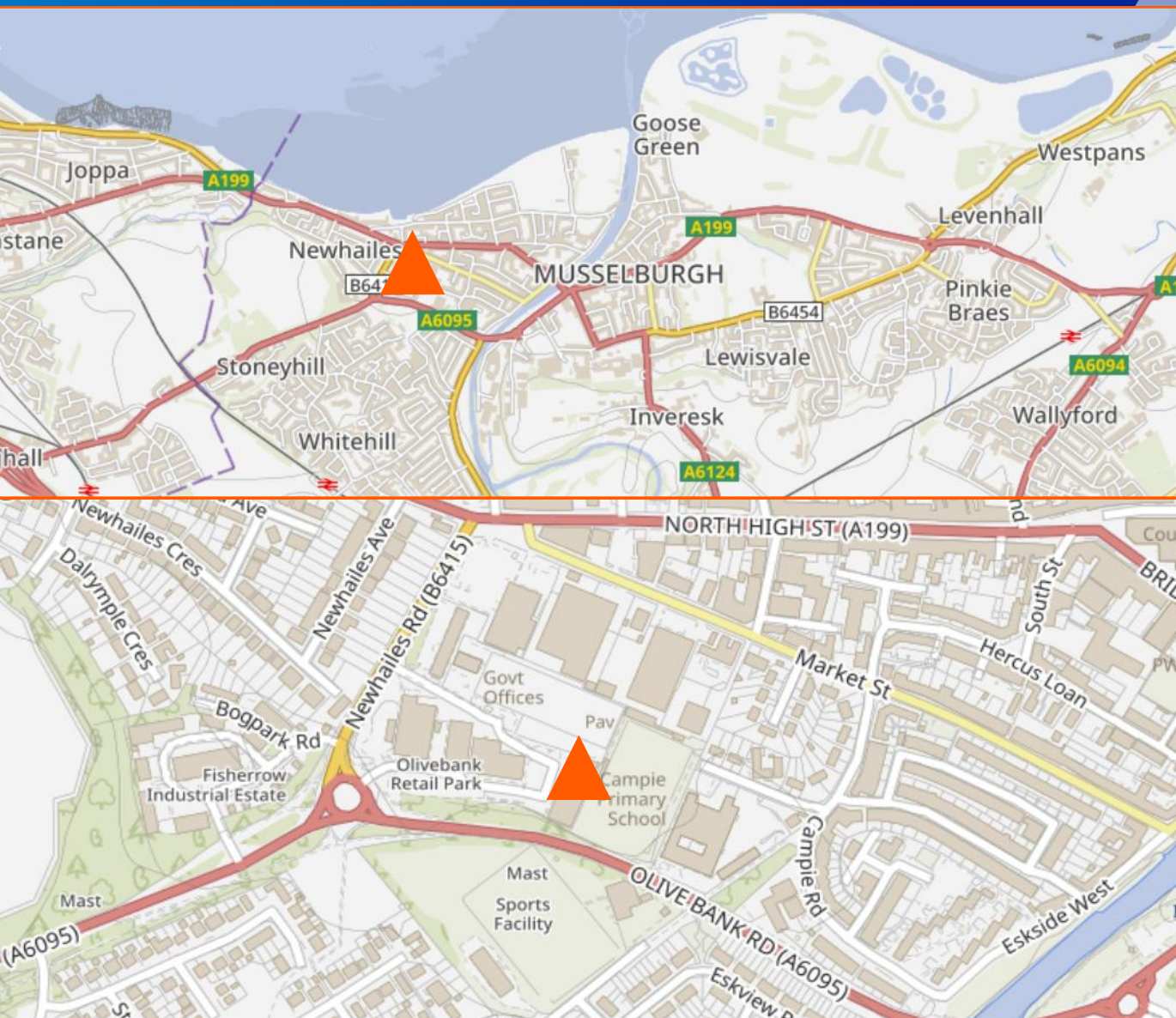
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Location

4B NEWHAILES BUSINESS PARK, MUSSELBURGH, EH21 6RH



Location

Musselburgh is an established commuter town in East Lothian, ideally positioned just off the A1 trunk road. The A1 is a key transport route connecting Edinburgh city centre with East Lothian and extending south towards the Scottish Borders and Berwick-upon-Tweed.

More specifically, the subject premises is located within Newhailes Business Park which is located just off Newhailes Road and Olive Bank Road on the outskirts of the main commercial facilities of Musselburgh town centre.

Newhailes Business Park is a well established mixed commercial location with neighbouring commercial occupiers in close proximity including The Paint Shed, LCDC Dance Academy, Aldi & Gensource.

**Rare Opportunity in Musselburgh,
East Lothian**



VIRTUAL TOUR



Description

4B NEWHAILES BUSINESS PARK, MUSSELBURGH, EH21 6RH



Description

The subject property comprises a self-contained office suite occupying part of the first floor of a two-storey brick-built building. The accommodation provides a versatile and contemporary working environment, incorporating a spacious open-plan office area alongside partitioned meeting rooms and breakout areas, as well as a staff room with tea prep and WC facilities. The suite benefits from convenient access via both a lift and staircase.

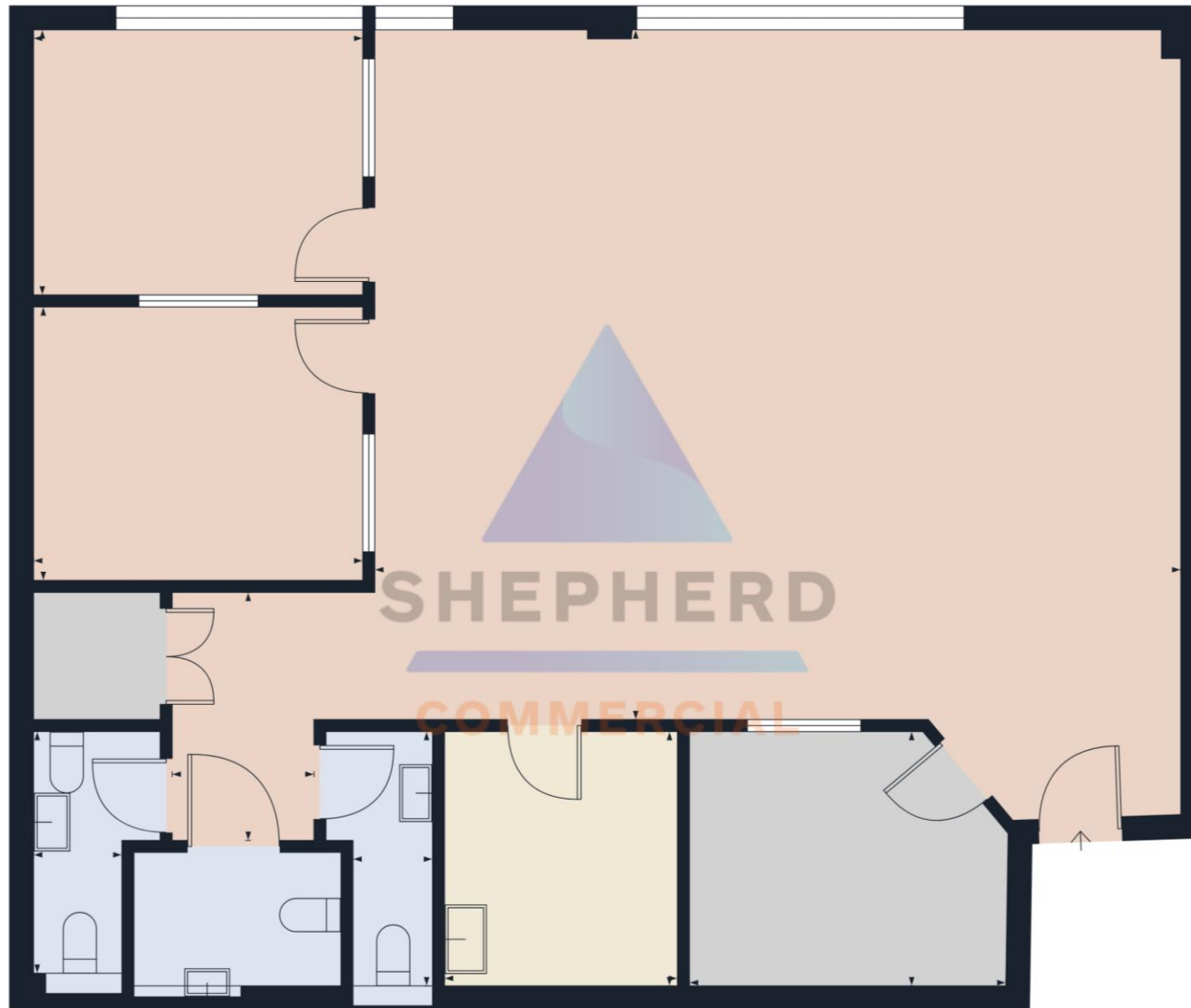
The office is exceptionally well served by natural light, with generous levels of daylight, creating a bright, welcoming and productive working environment.

Externally, the premises are allocated two clearly identified car parking spaces, conveniently positioned immediately outside the building within the communal car park. In addition, electric vehicle charging points are also available, providing a further benefit for occupiers and their staff.

Accommodation

Description	m ²	Ft ²
First Floor	119.66	1,288
Total	119.66	1,288

The above floor areas have been provided on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition) and are subject to site measurements.



First Floor



Price

Offers over £200,000 are invited for the freehold interest.

Rateable Value

As of April 2026, the subjects are entered in the current Valuation Roll at a rateable value of £14,900 which results in rates payable of £7,166.90.

Please note that a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

FRI LEASE	
Tenant	Everywhen
Rent per annum	£17,500 per annum
Lease expiry	19 October 2027
Tenant break option	None.
Rent review	No further review.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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 the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **August 2026**