

## **OFFICE/STORAGE PREMISES TO LET**

East Craigie Farm Steading, Unit 3A  
Dalmeny Estate  
EH30 9TQ  
Near Edinburgh



Unit 3A forms part of a former farm steading now developed into workshops and offices. This property comprises two office areas, small kitchen and toilet unit. There is private access to a central courtyard, shared only with two other units in this development.

**FOR FURTHER INFORMATION**

Tel: 0131 331 1888 during office hours: 9 am - 1pm – 2pm – 4.45pm

Email: [property@roseberyestates.co.uk](mailto:property@roseberyestates.co.uk)

[www.roseberyestates.co.uk](http://www.roseberyestates.co.uk)

Situated about ten minutes from Dalmeny Station, 15 minutes from the Forth Road Bridge and twenty minutes from Edinburgh Airport and within easy reach of Scotland's motorways the property is in an ideal central location.

The property consists of two office areas. The main door access a small hallway leading to the main office area which then gives access to the courtyard, second office, toilet and small kitchen area.



Area: approximately 380 sqft  
Mains electricity and water.  
Over head lighting and perimeter power and telephone sockets.

Rateable Value: £525  
EPC: G167

**Rent:** £385 per calendar month (No VAT)



For further information or to arrange a viewing please contact  
Dalmeny Estate Office