



**ALLIED  
SURVEYORS  
SCOTLAND**

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[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



**TO LET**

5, Macmerry Business Park, Macmerry, East Lothian, EH33 1RY

- ✔ Modern office suite with 4 parking spaces/Adjacent to A1 trunk road
- ✔ Arranged over ground floor and benefiting from existing tenant fit-out
  - ✔ Super-fast broadband connection with data cabling throughout
  - ✔ Approximate NIA 145 sq m (1,560 sq ft)

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



# ALLIED SURVEYORS SCOTLAND

## LOCATION

Macmerry is a small yet established village situated in between the towns of Haddington and Tranent on the A199. It is located less than 15 miles east of Edinburgh city centre which is accessed easily by the A1 trunk road, a principal arterial route between Scotland and England.

The subjects are located within Macmerry Business Park which is home to a cluster of local and national scale businesses including 2 Circles Consulting, Sun Amp, Dunedin Security, Euro Business Ltd and Royal Bank of Scotland plc.

Public transport connections are available within a short walk with the nearest train station being only 4 miles away at Longniddry.

## DESCRIPTION

The subjects comprise a self-contained ground floor office suite forming part of a modern two storey pavilion, with an impressive glazed entrance atrium.

The accommodation benefits from existing fit-out containing the following specification:

- Cabled (cat 5e) floor boxes
- 3 x private offices and 1 x meeting area
- Kitchen/staff break-out space
- LED lighting throughout
- Super-fast broadband connection
- Double glazed window units
- 4 secure car parking spaces

Staff WCs are provided in the entrance foyer.

## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland

Iain W. Mercer | Tel. 0131 357 4455  
[iain.mercer@alliedsurveyorsscotland.com](mailto:iain.mercer@alliedsurveyorsscotland.com)

## ACCOMMODATION

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

145 sq m (1,560 sq ft)

## RENT

Our client is seeking a rent of £18,720 per annum (£12 per sq ft) to grant a new lease.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £9,900 effective 1st April 2017. The uniform business rate for the current year is £0.49 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 EPC rating is available on request.

## UTILITIES

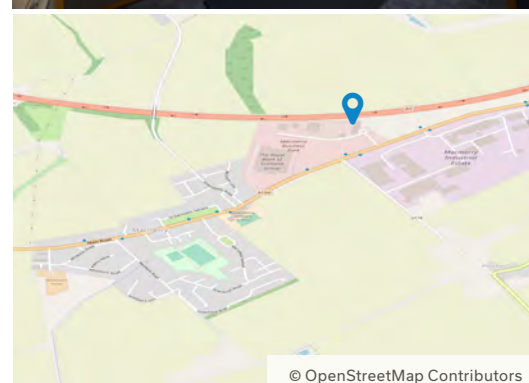
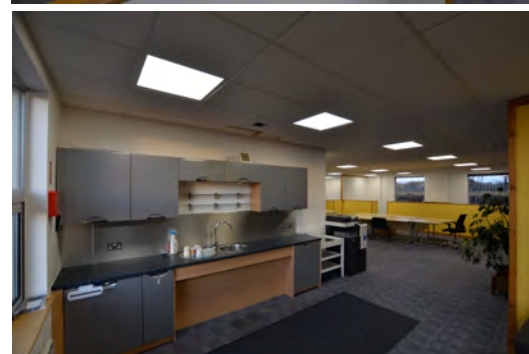
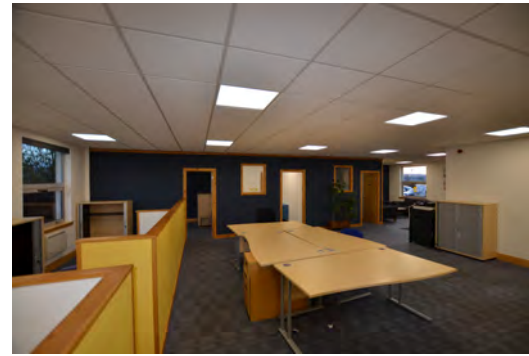
The property is served by mains electricity and water.

## LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

## ENTRY

Upon completion of a formal missive under Scots Law.



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