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**ALLIED  
SURVEYORS  
SCOTLAND**



## TO LET

Pavilion 5, Macmerry Business Park, Macmerry, EH33 1RY

- ✔ First floor office suite with 6 dedicated parking bays
- ✔ Existing fit out including meeting room and staff kitchen
  - ✔ Benefits from super-fast broadband connection
  - ✔ Immediately adjacent to A1 trunk road
- ✔ Extends to approximate net internal area 141.44 sq m (1,522 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 principle 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: Sun Amp, OUI3 Design, Women's Aid East and Midlothian 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 first floor office suite forming part of a modern two storey pavilion, with a glazed entrance atrium.

The accommodation is in very good decorative order throughout and contains the following specification:

- Meeting room, private office and kitchen/break-out area
- LED lighting and cabled floor boxes
- Super-fast broadband connection
- Lift access
- 6 dedicated car parking spaces
- Furniture can be provided to an ingoing tenant

There are male and female toilet facilities and a shower in the atrium directly outside the office.

## ACCOMMODATION

According to our recent measurement survey we calculate the approximate net internal area to be:

141.44 sq m (1,522 sq ft)

## RENT

Rent on application.

## 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 £11,400. The uniform business rate for the current year is £0.494 pence in the pound.

For properties with a Rateable Value of £12,000 and under occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme, depending on individual circumstances.

## UTILITIES

The property is served by mains electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate (EPC) is available on request.

## VAT

All prices quoted are exclusive of VAT.

## ANTI-MONEY LAUNDERING

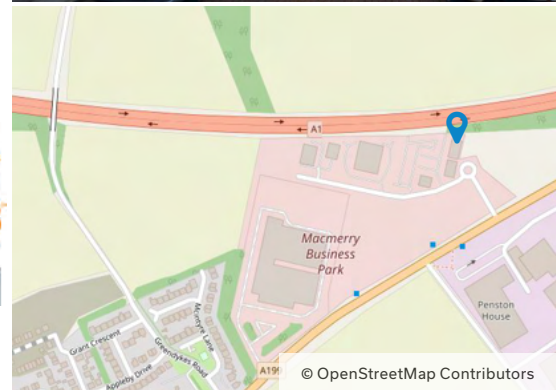
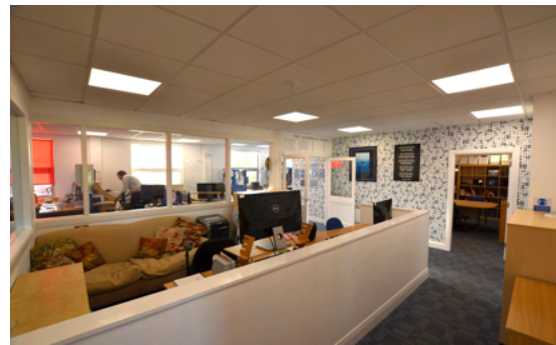
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective 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.

## LEGAL COSTS

Each party shall bear their own legal costs in documenting the transaction with the ingoing tenant liable for any LBTT, Registration Dues and VAT thereon.

## ENTRY

Upon completion of a formal missive under Scots Law.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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