



**ALLIED  
SURVEYORS  
SCOTLAND**

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## FOR SALE

### Altair House, 2B Macmerry Business Park, Macmerry, East Lothian, EH33 1RW

- ✔ Suitable for range of Class 4 Business uses with 22 gated parking spaces plus loading bay and strengthened floor for pallet deliveries
- ✔ Located immediately adjacent to A1 trunk road only 12 miles east of Edinburgh
- ✔ Modern office spaces with great coastline views across the Firth of Forth
- ✔ Approximate NIA of 554 sq m (5,930 sq ft) and can be split into two units with secure access to each floor
- ✔ Offers over £425,000 plus VAT

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



# ALLIED SURVEYORS SCOTLAND

## LOCATION

Altair House forms part of Macmerry Business Park which is one of East Lothian's most prominent commercial developments with direct frontage to the A1 trunk road.

Accessed from the Gladsmuir Junction via the A199, the location enjoys excellent connectivity to Edinburgh, located 12 miles west, and surrounding towns such as Haddington and Tranent.

Businesses in the immediate area include: McGregor Healthcare, Sun Amp, Royal Bank of Scotland, Had Fab, East Lothian Council and Kingdom Systems.

Shopping amenities and supermarkets are available within nearby Haddington and Tranent whilst regular public transport connects the area with Edinburgh and nearby towns.

## DESCRIPTION

Altair House comprises a modern, detached pavilion arranged over ground and first floors with a pitched metal composite roof, micro-rib cladding and aluminum framed windows. It is set within mature landscaped grounds with a gated car park entrance.

Accessed via a feature glazed entrance lobby, both floors provide good quality accommodation benefitting from excellent levels of natural light and views to the north across the Firth of Forth. The floors are arranged around a central stair core (no passenger lift) providing toilet accommodation and kitchen facilities with 3 compartment perimeter trunking and suspended ceilings throughout.

The accommodation itself has been repurposed by the current owners to provide open plan storage and food preparation space on the ground floor with offices and a temporary gym on the first floor. The floor load capacity of the ground floor has been strengthened to take pallet deliveries and there is a dedicated loading bay on the west elevation. Sub-division of the floor plates is possible to accommodate a range of business uses.

## ACCOMMODATION

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

Ground Floor	257 sq m (2,766 sq ft)
First Floor	297 sq m (3,164 sq ft)
Total	554 sq m (5,930 sq ft)

## TERMS

Heritable (Scottish equivalent to English freehold).

## PRICE

Our client is seeking offers over £425,000 for the Heritable interest in the property.

## VAT

The property is elected for VAT and as such will be applicable to the purchase price.

## RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £41,600 effective 1st April 2023. The uniform business rate for the current year is £0.498 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.

## UTILITIES

The property is connected to mains electricity and water. The first floor benefits from air conditioning.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

## 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 with the eventual purchaser liable for any LBTT and Registration Dues.



## VIEWING AND FURTHER INFORMATION

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

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