



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 X @AlliedEdinburgh
www.alliedsurveyorsscotland.com



TO LET

3 Macmerry Business Park, Macmerry, East Lothain, EH33 1RY

- ✔ Ground floor office suite with 4 dedicated parking bays
- ✔ Now benefitting from Class 11 (Assembly & Leisure) consent
- ✔ Existing fit out including two meeting rooms/private offices
 - ✔ Immediately adjacent to A1 trunk road
- ✔ Extends to approximate net internal area 102 sq m (1,100 sq ft)

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



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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. Also, a new Starbucks drive thru has recently opened within a 2 minute drive.

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 a glazed entrance atrium. The office is open plan with new carpet tile floor coverings, a suspended ceiling grid with inlay LED light fittings and benefits from the following:

- Two fitted meeting rooms/private offices
- New fitted kitchen and break-out area
- Cabled floor boxes
- Wall mounted electric heaters
- 4 car parking spaces

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:

102 sq m (1,100 sq ft)

RENT

Our client is seeking £1,400 per month to grant a new lease on flexible terms.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £9,800. 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

Please note VAT is applicable.

ANTI-MONEY LAUNDERING

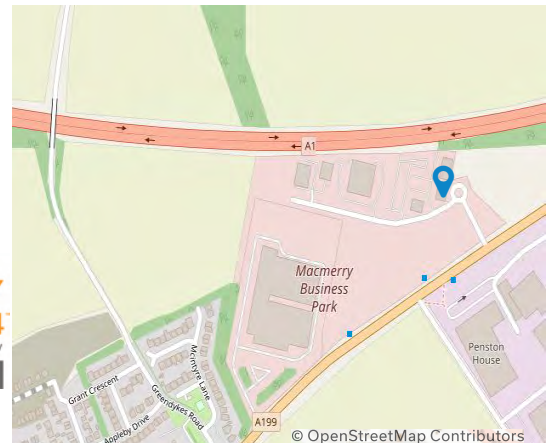
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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

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