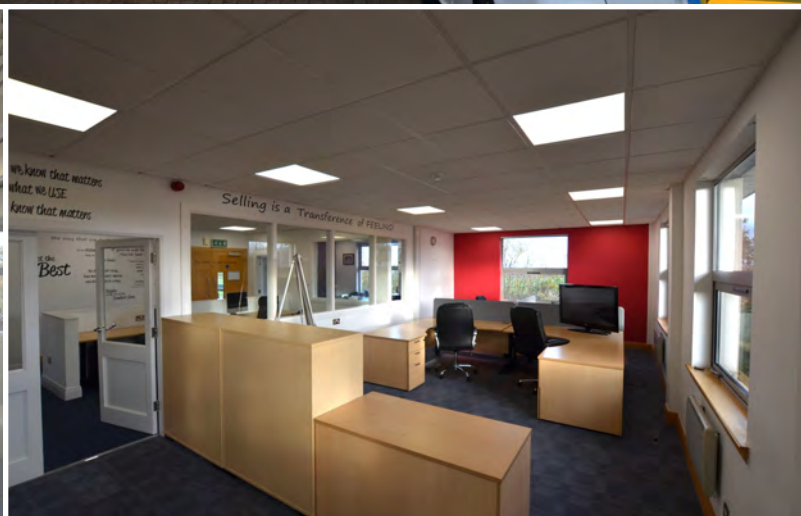




**ALLIED
SURVEYORS
SCOTLAND**

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



CO-WORKING SPACE TO LET

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

- ✔ Co-working desk space with excellent on-site facilities
- ✔ Access to a conference room, pool table and dart board
- ✔ Free car parking and EV charging available on site
- ✔ Immediately adjacent to A1 trunk road/15 miles to Edinburgh
- ✔ Desks from 1 person to 10 people available

Commercial Valuation | Agency | Investment Advice
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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 co-working office suite forming part of a modern two storey pavilion, with a glazed entrance atrium. All occupiers will have access to a range of on-site facilities, including:

- Meeting room with wide screen television
- Kitchen/break-out area with pool table and dart board
- Putting green
- LED lighting and cabled floor boxes
- Super-fast broadband connection
- Lift access
- Toilet and shower facilities
- Fully furnished
- 6 dedicated car parking spaces

DESK SPACE AVAILABILITY

Desks	Rent Per Month	Comment
4 desks	£1,100	Will only be let as a group of 4
4 desks	£1,100	Will only be let as a group of 4
2 desks	£550	
1 desk	£275	

*Monthly rent inclusive of rent, rates, utilities, broadband and service charges

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.

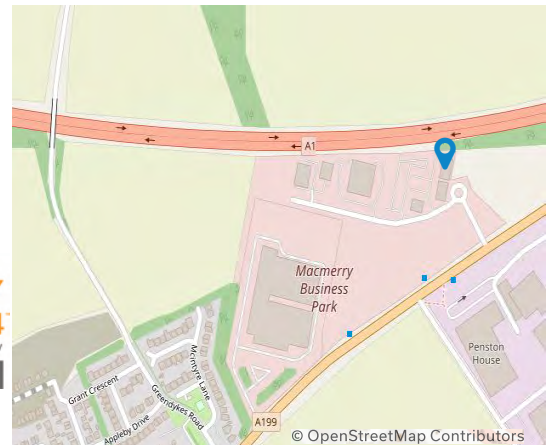
TERMS AND ENTRY

Desks are available on a minimum 12 month rolling contract.

Tenants will be granted entry on payment of one month rent in advance and one month rent deposit.

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.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd

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