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TO LET

Office 8, Haddington House, 28 Sidegate, Haddington, East Lothian, EH41 4BU

- ✔ A well-presented second floor office in a shared business hub
- ✔ Office is available from March 2026
- ✔ Single car parking space is available on separate rental terms
- ✔ Located a short walk from local amenities in Haddington High Street
- ✔ Extends to approximately 38.83 sq m (418 sq ft)

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LOCATION

Haddington is one of East Lothian's largest settlements with a resident population of approximately 12,000. The town is strategically placed approximately 18 miles east of Scotland's capital city, Edinburgh, which is accessible within 35 minutes via the A1, thus making it extremely popular amongst commuters.

The property is situated in a prominent roadside position on Sidegate to the south-east of the town's high street. Sidegate is a principal route leading out of Haddington to neighbouring villages such as Gifford and Bolton.

The immediate surrounding area is residential with a mixture of traditional terraced, detached and semi-detached properties. There is a mixture of retail, restaurants and cafes on Hardgate and the High Street.

The nearest railway station is 4 miles away at Drem providing regular services to Edinburgh Waverley. There are also several direct bus links to Edinburgh and surrounding districts.

DESCRIPTION

The subjects comprise a substantial detached category-A listed building extending over four storeys with a single storey south facing extension. The building was extensively renovated and modernised in 2018/2019. The building overlooks magnificent gardens belonging to the Haddington Garden Trust to which all tenants will have access.

The main access to the property is from a set of stone steps off Sidegate but there is also an entrance to the rear through the gardens. The office is located on the first floor accessed via central spiral staircase with a sweeping original balustrade.

Existing occupiers in the building are: Eildon IT, R A Low Solicitors, MortgageIt; Gosford Design, Copson IT, David Williamson Architects and East Lothian Care.

ACCOMMODATION

Following a recent inspection of the premises we calculate the approximate net internal area to be as follows:

38.83 sq m (418 sq ft)

SPECIFICATION

The building was extensively refurbished in 2018/2019 to modernise the offices and retain the building's historic features. The specification now includes:

- Fibre broadband/WiFi connections
- Data cabling in all rooms
- New gas central heating system
- New WC facilities throughout
- Shower facilities
- Ground floor communal break out space
- New kitchen/tea preps on all levels
- Secure door entry system
- Fob access to each individual office
- Modern LED lighting
- New carpets and decoration throughout

RENT

The monthly rent is £960 plus VAT (£11,520 per annum) including service charge.

VAT

The building is opted to tax and, as such, VAT will be applicable to all rents.

PARKING

A car parking space is available for rent on separate terms.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £3,400 effective 1st April 2023, however the proposed value effective 1st April 2026 is £4,200.

Occupiers should be able to claim 100% relief from business rates through application to the Small Business.

LICENSE AGREEMENT

Rooms will be let on a flexible License Agreements for a minimum 12-month term. There will be an administration charge to the incoming tenant of £150 plus VAT for preparing the License Agreement.

UTILITIES

The property is served by mains electricity, gas and water.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

VIEWING AND FURTHER INFORMATION

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

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