



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](#)
www.alliedsurveyorsscotland.com



TO LET

Unit 13, Mill Walk Business Park, North Berwick, East Lothian, EH39 5NB

- ✔ Immaculately presented office situated on the fringe of North Berwick
- ✔ Forms part of Mill Walk Business Park – an established commercial address
- ✔ Extensive car parking provisions on site/5-minute drive to town centre
- ✔ On site occupiers include: HM Coastguard, Pressing Needs and A2B Taxis
- ✔ Extends to an approximate net internal area of 37.06 sq m (399 sq ft)

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



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LOCATION

The subjects comprise an office arranged over ground floor and set within a terrace of similar properties situated around a central courtyard.

The accommodation provides open plan office space with a sliding patio door glass frontage set behind a roller shutter. Lighting is by suspended LED fittings with carpet tile floor coverings and there is a WC to the rear of the unit.

An ingoing tenant will benefit from various fixtures and fittings being left by the outgoing tenant including wardrobes, bookcases and, if desired, desks.

The unit could also be offered in shell condition as a small workshop/warehouse unit.

Car parking is provided on an unallocated basis within the courtyard to the front of the building.

DESCRIPTION

The subjects comprise an office arranged over ground floor and set within a terrace of similar properties situated around a central courtyard.

The accommodation provides open plan office space with a sliding patio door glass frontage set behind a roller shutter. Lighting is by suspended LED fittings with carpet tile floor coverings and there is a WC to the rear of the unit.

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Car parking is provided on an unallocated basis within the courtyard to the front of the building.

ACCOMMODATION

According to our recent measurement survey the approximate net internal area of the subjects is:

39.06 sq m (399 sq ft)

RENT

Our client is seeking rental offers of £6,000 per annum to grant a new lease.

VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd.

Iain W. Mercer BA, AssocRICS | 0131 357 4455 | 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska Bsc (Hons), MRICS | 0131 357 4455 | 07511 499 420

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SERVICE CHARGE

The current service charge for the premises is approximately £550 per quarter inclusive of: the common structure and repair/maintenance of it, building insurance, estate management and parking (including business rates for the parking).

VAT

We understand the property is elected for VAT and, as such, will be applicable to all costs.

TERMS

Our client is looking to lease the property on full repairing and insuring (FRI) terms for a minimum period of 5 years.

UTILITIES

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

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects has a Rateable Value of £3,050, however this is increasing to £3,900 effective 1st April 2026. The uniform business rate for the current year is £0.498 pence in the pound.

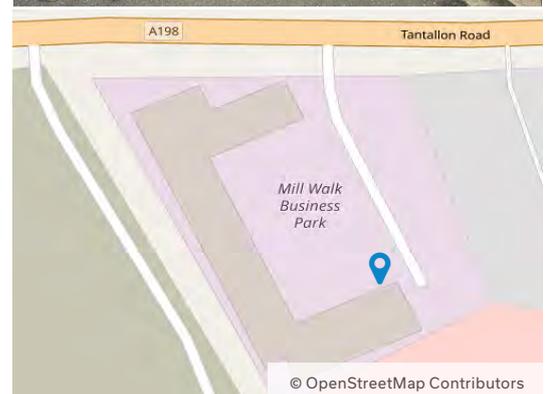
Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is available on request.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any Land and Building Transaction Tax (LBTT) and Registration Dues.



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