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TO LET

Unit 12, Merryfield Business Centre, Macmerry, East Lothian, EH33 1RD

- ✔ Rarely available warehouse unit with 7-meter eaves and two roller shutter doors
 - ✔ Biomass boiler, three phase power and extensive parking to the front and side
- ✔ Consented for Class 1A use but planning consent sought for Class 5 – General Industrial
 - ✔ Strategic location 2 minutes' drive from A1 trunk road
- ✔ Extends to an approximate Gross Internal Area of 418 sq m (4,500 sq ft)

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



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LOCATION

Macmerry is situated in East Lothian, between the towns of Haddington and Tranent, on the A199 and lies approximately 15 miles east of Edinburgh.

The subjects are located on Macmerry Industrial Estate, just off the A1 trunk road. Macmerry Industrial Estate is home to a large number of occupiers such as Lothian Tractors, Had Fab Ltd and Numac Precision Engineering.

Occupiers within Macmerry Business Centre include: Hireline Plant, Oceanair, Had Fab, Crossfit Haddington, and Lothian Tractors.

Local amenities for occupiers and visitors can be found within a relatively short distance: Starbucks Drive Thru – 1 mile, Costa Coffee Drive Thru, Aldi and Home Bargains (Haddington – 6 miles), Asda and Aldi (Tranent – 2 miles). Further afield, meanwhile, is Fort Kinnaird Retail Park where there is extensive retail and leisure facilities.

The nearest train station is at Longniddry some 5 miles north of Macmerry.

DESCRIPTION

The subjects comprise an end of terrace warehouse of three units all of steel frame construction with a steel profile sheet exterior to the walls and roof.

To the front is a concrete area for parking, turning and deliveries with a secured gated entry.

Internally, the unit benefits from 7 metre eaves to an apex of 8.5 metres. Located on the east facing gable and main frontage are electric up and over roller shutter doors each approximately 4 metres wide and 5.3 metres in height. There is no WC or kitchen facility but there are drainage connections for a tenant to fit this out.

To the front of the unit is car parking for around 22 vehicles available on an unallocated basis, and a small area of yard on the east facing gable adjacent to the biomass boiler.

ACCOMMODATION

According to our recent measurement survey the premises contains the following approximate gross internal area:

418 sq m (4,500 sq ft)

VIEWING AND FURTHER INFORMATION

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

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RENT

Our client is seeking rental offers over £50,000 per annum to grant a new lease.

TERMS

The premises is available for lease on the basis of new full repairing and insuring (FRI) terms.

TOWN PLANNING

The premises is currently consented for Class 1A (shops and financial, professional and other services), uses however this is subject to a change of use application to Class 5 – General Industry. The rent quoted is for industrial use.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have nil rateable value and are considered 'Premises under reconstruction'. The subjects will require to be assessed on completion of works.

UTILITIES

The subjects benefits from a three phase electric power supply and mains water. Heating is provided by a biomass boiler facility.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is A.

A copy of the recommendation report is available on request.

LEGAL COSTS

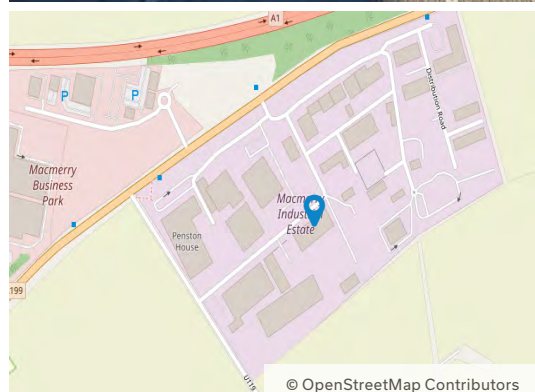
Each party will meet their own costs with the ingoing tenant liable for any Registration Dues or LBTT.

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.

ENTRY

Upon completion of a missive under Scots Law.



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