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

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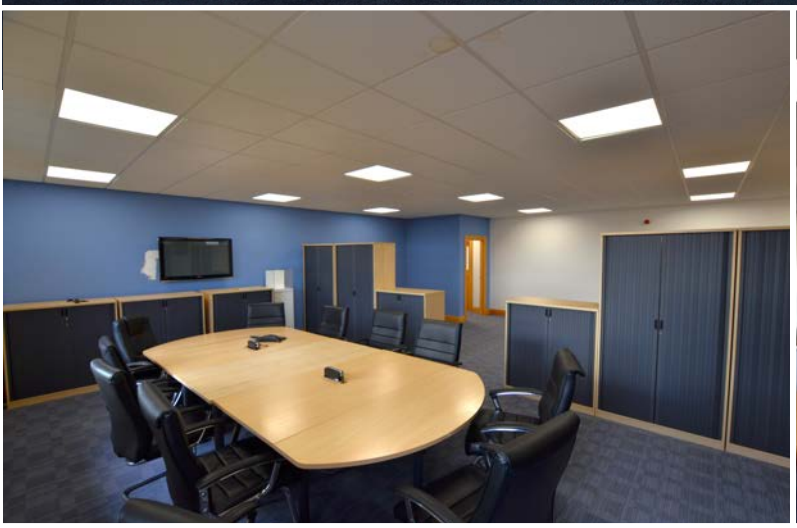

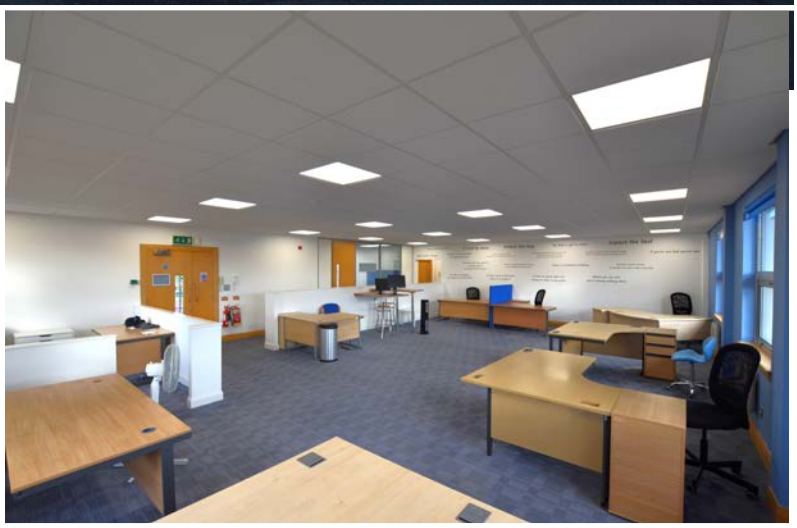

TO LET

Pavilion 2, Satellite Park, Macmerry Business Park, Macmerry EH33 1RY

- Large and immaculate first floor office with lift access
- Benefits from existing fit out including meeting room, private office and two kitchens
- Immediately adjacent to A1 trunk road and close to local amenities
- With 8 car parking spaces and access to EV charge points
- Extends to approximate net internal area 248 sq m (2,669 sq ft)

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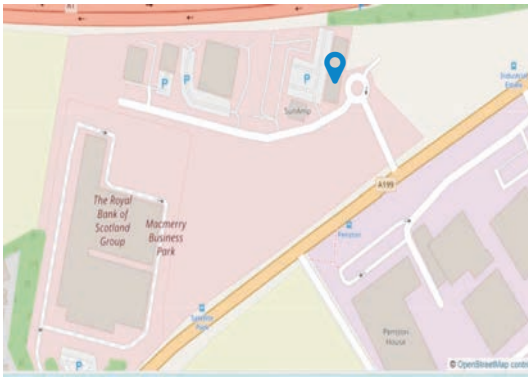

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LOCATION

Macmerry is a small, yet established village situated between the towns of Haddington and Tranent on the A199. It is located less than 15 miles east of Edinburgh city centre and is accessed easily by the A1 trunk road, a principle arterial route between Scotland and England.

The subjects are located within Satellite Park home to a cluster of local and national scale businesses including: Sun Amp, Esk Accountancy, Scottish Kennel Club, Cleen Rite and Had Fab.

Amenities are available at nearby Haddington Retail Park where retailers include Aldi, Home Bargains, Costa Coffee Drive Thru and Starbucks.

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, first floor office suite forming part of a modern two- storey pavilion, with glazed entrance atriums at either end of the building.

The office benefits from LED lighting throughout and provides a mix of open plan and cellular office space with two kitchens/staff break out areas.

Heating is provided by wall mounted electric heaters. There are male and female toilet facilities in the atrium directly outside the office.

There are 8 allocated car parking spaces and access to EV charge points.

ACCOMMODATION

According to our recent measurement survey we calculate the approximate net internal area to be of 248 sq m (2,669 sq ft).

RENT

Our client is seeking rental offers of £42,000 per annum plus VAT (£3,500 per month) to grant a new lease for a minimum 5-year term with RPI linked rent reviews.

UTILTIES

The property is served by mains electricity and water.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £11,700. The uniform business rate for the current year is £0.481 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.

SERVICE CHARGE

An incoming tenant will be responsible for service charge items relating to the estate including site security, window cleaning and grounds maintenance.

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate (EPC) is available on request.

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.

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 formal missive under Scots Law.

VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887
iain.mercer@alliedsurveyorsscotland.com

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