



**ALLIED**  
SURVEYORS  
SCOTLAND

**MERRYFIELD BUSINESS CENTRE, MACMERRY**  
EAST LOTHIAN, EH33 1ET - SERVICED BUSINESS SPACE

**TO  
LET**



# MERRYFIELD BUSINESS CENTRE

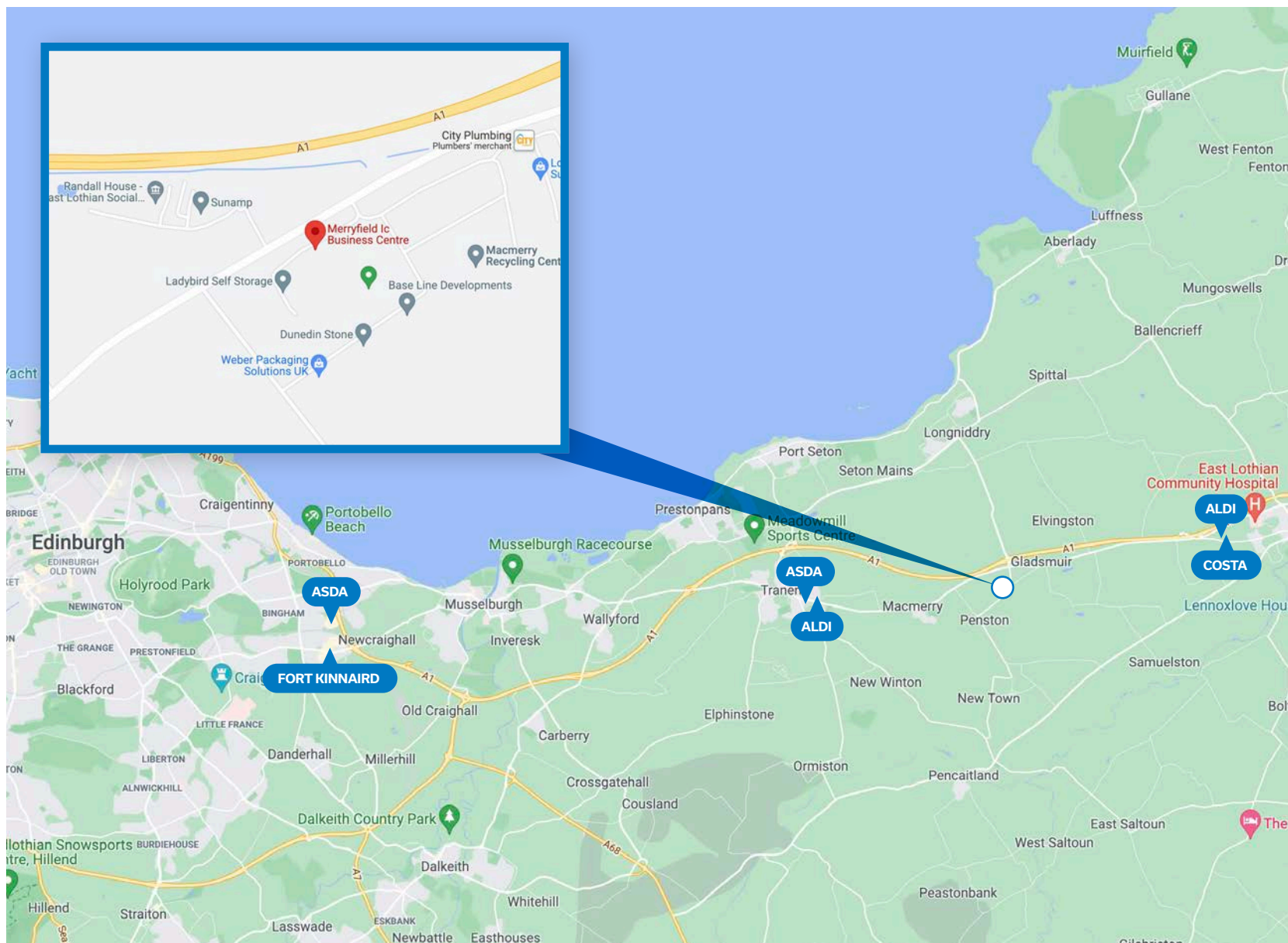


- ✔ Refurbished business suites with free on-site parking
- ✔ 12-month license agreements at all-inclusive rents
- ✔ Suites ranging from **105 sqft** to **2,417 sqft**
- ✔ Strategic location directly adjacent to A1 trunk road
- ✔ Only 15 miles from Edinburgh city centre
- ✔ Railway stop at Longniddry





# 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 JAD Homes, Edinburgh Drone Company, RCS Group (Scotland) and Thistle Accounting.

Local amenities for occupiers and visitors can be found within a relatively short distance: 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.

## AVAILABLE ACCOMMODATION

According to our recent measurement survey the following accommodation is available:

| FLOOR  | UNIT                           | SQ FT | RENT PER ANNUM | RENT PER MONTH |
|--------|--------------------------------|-------|----------------|----------------|
| Ground | <b>1</b>                       | 160   | £5,120         | £426           |
| Ground | <b>2</b>                       | 336   | NOW LET        | NOW LET        |
| Ground | <b>3</b>                       | 169   | NOW LET        | NOW LET        |
| Ground | <b>6</b>                       | 164   | NOW LET        | NOW LET        |
| Ground | <b>8</b>                       | 120   | £3,840         | £320           |
| Ground | <b>9</b>                       | 120   | NOW LET        | NOW LET        |
| Ground | <b>10</b>                      | 123   | NOW LET        | NOW LET        |
| Ground | <b>12</b>                      | 123   | NOW LET        | NOW LET        |
| Ground | <b>13</b>                      | 220   | NOW LET        | NOW LET        |
| Ground | <b>14</b>                      | 215   | NOW LET        | NOW LET        |
| First  | <b>17</b><br>(Conference room) | 527   | NOW LET        | NOW LET        |
| First  | <b>C</b>                       | 237   | £7,656         | £638           |



*The property comprises a detached office building arranged over ground and first floors with extensive car parking on its east side.*

The building has been refurbished to a modern standard throughout to provide a range of business suites together with shared kitchen facilities, WCs and

meeting space. It is configured around a bright and spacious reception area accessed from the main entrance door on the north side of the building.

The majority of the offices are all located off a central corridor at ground floor level but there is further accommodation on the first floor.

*The suites benefit from the following specification:*

- ⊙ LED light fittings
- ⊙ Perimeter data trunking with Cat5e cabling
- ⊙ New floor coverings
- ⊙ Door entry handset
- ⊙ Broadband connectivity

# PICTURE GALLERY







## RENT

Rentals start from £325 per month and are inclusive of rent, utilities, security, cleaning, broadband/phone line, waste management, property maintenance and building insurance. A security deposit equivalent to one month rent will be taken at the date of entry.

## LICENCE TERMS

The standard licence is for a minimum 12-months with an option for a rolling month-to-month term thereafter.

## ENTRY

Upon completion of the License Agreement, payment of rent deposit and provision of proof of address/ID to comply with HMRC anti-money laundering rules.

## RATEABLE VALUES

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have individual entries in the Valuation Roll. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for 100% 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.

## VIEWING & FURTHER INFORMATION

By contacting the sole letting agent.

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