



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](https://twitter.com/AlliedEdinburgh)
www.alliedsurveyorsscotland.com



TO LET

Ground Floor, 3 Macmerry Business Park, Macmerry, East Lothian, EH33 1RY

- ✔ Ground floor office suite with 4 dedicated parking bays
- ✔ Existing fit out including two fitted meeting rooms/private offices
 - ✔ Potential for 100% rates relief
 - ✔ Immediately adjacent to A1 trunk road
- ✔ Extends to approximate net internal area 102 sq m (1,100 sq ft)

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



ALLIED SURVEYORS SCOTLAND

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 which is accessed easily by the A1 trunk road, a principle arterial route between Scotland and England.

The subjects are located within Macmerry Business Park which is home to a cluster of local and national scale businesses including: Sun Amp, Ouis Design, Women's Aid East and Midlothian and Royal Bank of Scotland plc.

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, ground floor office suite forming part of a modern two storey pavilion with a glazed entrance atrium. The office is open plan with carpet floor coverings, a suspended ceiling grid with inlay LED light fittings and benefits from the following:

- Two fitted meeting rooms/private offices
- Separate kitchen/break-out area
- Cabled floor boxes
- Wall mounted electric heaters
- 4 car parking spaces

There are male and female toilet facilities and a shower in the atrium directly outside the office.

ACCOMMODATION

According to our recent measurement survey we calculate the approximate net internal area to be:

102 sq m (1,100 sq ft)

RENT

Our client is seeking a rent of £1,400 per calendar month to grant a new full repairing and insuring (FRI) lease on the property.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £9,800. The uniform business rate for the current year is £0.494 pence in the pound.

For properties with a Rateable Value of £12,000 and under occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme, depending on individual circumstances.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

All prices quoted are exclusive of VAT.

ANTI-MONEY LAUNDERING

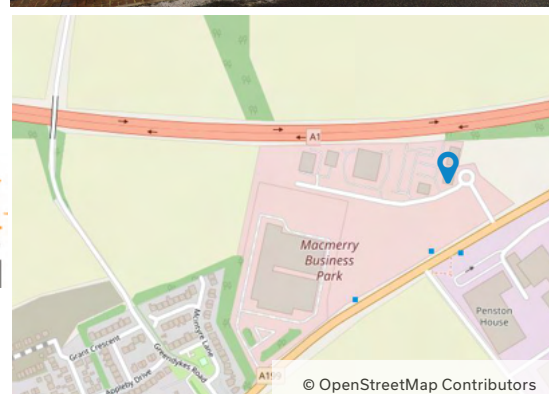
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective 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.

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.

ENTRY

Upon completion of a formal missive under Scots Law.



© OpenStreetMap Contributors

VIEWING AND FURTHER INFORMATION

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

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

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons), MRICS | Tel. 0131 357 4455 | 07917 924 112

Bernadetta.Majewska@alliedsurveyorsscotland.com

