

# TO LET

PROMINENT AND CENTRAL TRADE UNIT

**HADDINGTON TRADE PARK**

**LAST REMAINING UNIT**



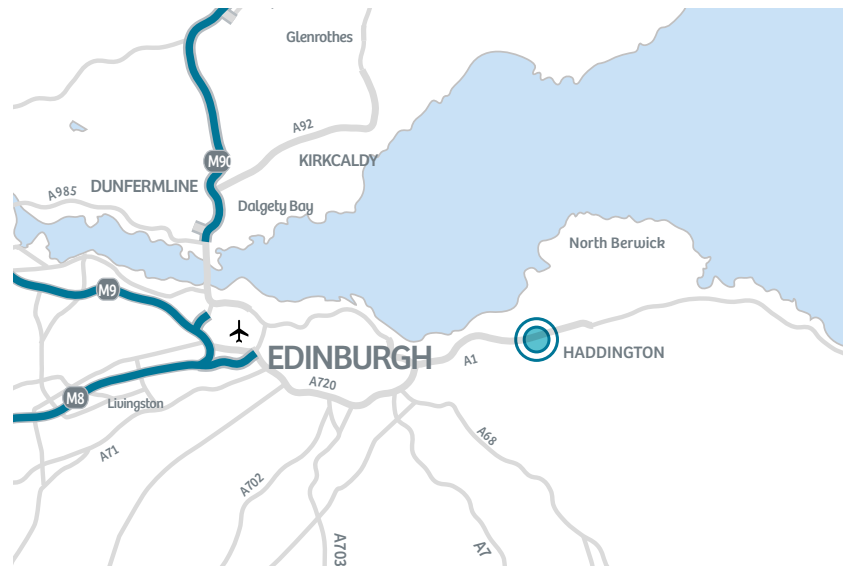
- > Units A & B let to Screwfix and Toolstation
- > Size: 395 sqm (4,250 sqft)
- > Available immediately
- > Prominent town centre location

## 2 Location

Haddington is East Lothian's largest town and is also the administrative, cultural and geographical centre situated only 20 miles east of Edinburgh and 17 miles west of Dunbar, connected to both via the A1.

Haddington is a beautiful market town which serves the wider East Lothian catchment of over 110,000 people and benefits from a thriving High Street with busy shops, cafés and restaurants.

The subject property is situated in the centre of Haddington and just to the east of the River Tyne.



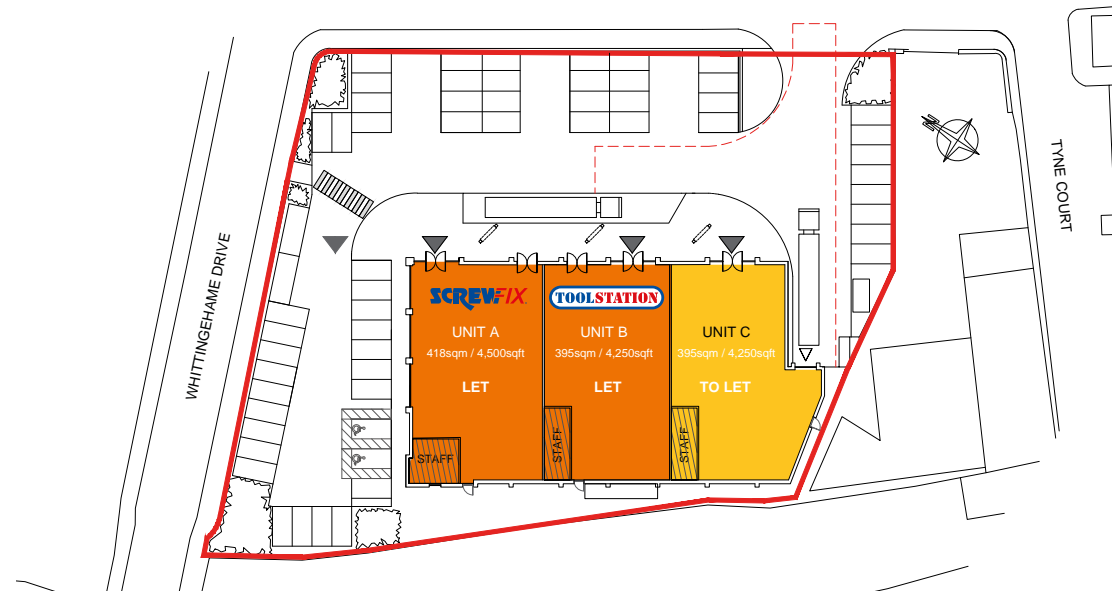
## Accommodation

We estimate the gross internal area of the unit to be as follows:  
Unit C: 395 sqm (4,250 sqft).

## Description

The premises comprise a highly prominent industrial / trade counter opportunity which forms the end terrace of a modern newly formed parade of trade units. The adjacent units are let to Screwfix and Toolstation which are both now open and trading.

There is currently vehicular access via a loading door and separate pedestrian access to the front elevation. A new industrial and / or retail access can be formed to the front elevation if required and this is indicated on the plans below. Further information is available from the letting agents.



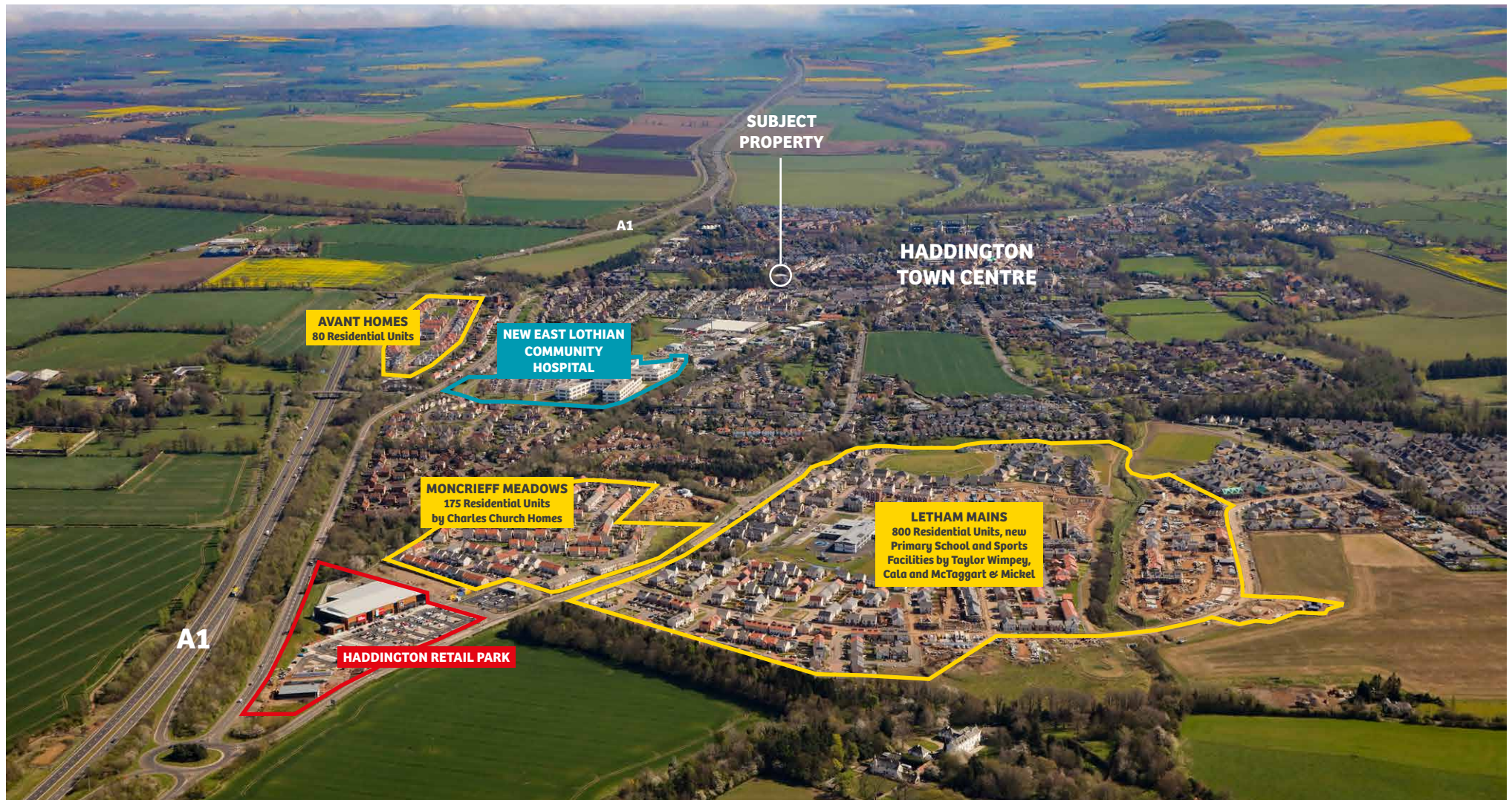
### 3 Haddington Town Expansion

#### POPULATION

- East Lothian Population c. 110,000 and rising
- Haddington Population c. 11,000
- over 1,500 new homes in the pipeline
- population expected to grow by 20%

#### TRANSPORT

- Junctions on to the A1 at both ends of the town
- 30 minutes drive time to Edinburgh
- 20 minutes drive time to North Berwick
- Excellent bus connectivity



## 4 Terms

The unit will be available on a full repairing and insuring basis for a term to be agreed. Further details on the rent and terms are available from the letting agents.

## Availability

The property is available immediately.

## VAT

VAT will be payable on the rent.

## Rateable Value

The property is not currently assessed for rating purposes. An indicative rateable value can be given on request.

## Energy Performance Certificate

Available on request.

## Anti-Money Laundering

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.

## Viewing & Further Information

By contacting:

Colliers

**0131 240 7500**

[colliers.com/uk/industrial](https://colliers.com/uk/industrial)

**Lewis Pentland**

t: 07748 704734

e: [lewis.pentland@colliers.com](mailto:lewis.pentland@colliers.com)

Coates & Co  
Property Consultants and Chartered Surveyors

**0131 225 8181**

[www.coatesandco.net](https://www.coatesandco.net)

**Mark Dawson**

t: 0131 225 6001

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