



**ALLIED
SURVEYORS
SCOTLAND**

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www.alliedsurveyorsscotland.com



TO LET

**Unit 14, Merryfield Business Centre, Macmerry,
East Lothian, EH33 1ET**

- ✔ Rarely available warehouse with 7 metre eaves and 8 parking bays
- ✔ 4 metre wide, electric roller shutter access door
- ✔ Biomass boiler and three phase power supply/ EPC rating - 'A'
- ✔ Strategic location only 2 minutes' drive from A1 trunk road/15 miles from Edinburgh
- ✔ Approximate Gross Internal Area 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, Edinburgh Drone Company, Crossfit Haddington, Buck and Birch 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 a warehouse in a terrace of three units 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 and an electric up and over roller shutter of 4 metres wide.

There is an office of approximately 165 sq ft with LED lighting and perimeter data trunking as well as a staff kitchen/break out area and disabled WC.

ACCOMMODATION

According to our recent measurement survey, the subjects have an approximate gross internal area of 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

Quoted on application. VAT is applicable.

LEASE TERMS

The premises are available for lease on the basis of new full repairing and insuring terms.

CAR PARKING

There are 8 car parking bays available with the unit.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a rateable value of £21,900. The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/2025.

For properties with an RV between £12,001 and £15,000 the award is now 25%. The uniform business rate for the current year is £0.498 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is 'A'.

UTILITIES

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

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

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.

