

**ESTATES**  
**Strategic Asset and Capital Plan Management**

**For Lease**

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**UNIT 4**  
**MID ROAD INDUSTRIAL ESTATE**  
**PRESTONPANS EH32 9ER**

**Workshop/Office**  
**Suitable for Use Class 4 - Business, which includes office,**  
**light industrial and research and development uses.**

**Gross Internal Area 73.7m<sup>2</sup> / 794ft<sup>2</sup> approximately.**

**Offers over £6,500 per annum are invited.**

## SITUATION

Mid Road Industrial Estate is situated on the southern edge of Prestonpans off the B1361, the main east-west road through the southern part of the town.

Prestonpans benefits from an excellent road network, with the A1 nearby providing links to Edinburgh and the south. The town is well served by regular bus and train services to Edinburgh, with Prestonpans train station lying immediately to the east of the site.

Unit 4 is located within the centre of a Mid Road Industrial Estate.

## LOCATION PLAN



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## DESCRIPTION

The unit is part of a terrace of five and comprises workshop/storage space, office, WC, and a 3-phase electrical supply. The unit has allocated parking and landscaping to the front.

Entry to the unit is by a timber pedestrian access door and by a roller shutter to the workshop space. The unit is of blockwork and profile metal sheet construction with mono pitched roof and concrete floor.

Accommodation (All sizes approx.)

Workshop – 60.6m<sup>2</sup> (652ft<sup>2</sup>)

Office – 7.05m<sup>2</sup> (76ft<sup>2</sup>)

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate gives the property a D rating.

## RATING ASSESSMENT

The rateable value of the subjects has been assessed at £4,650 per annum. Under the Small Business Bonus Scheme for 2023/2024 properties with a RV of up to £12,000 may qualify for 100% rates relief, depending on individual circumstances. Water and sewerage charges will still apply. Further information on the Small Business Bonus Scheme can be obtained at [www.gov.scot](http://www.gov.scot) or [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

## CLASS USE AND PLANNING

The current permitted use for the property is Use Class 4 with reference to the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Please direct all Use Class enquiries to ELC Planning Department at [environment@eastlothian.gov.uk](mailto:environment@eastlothian.gov.uk)

If the unit is used solely for storage, VAT at 20% will be charged on the agreed rent.

## VIEWING

By prior arrangement with the Estates Section by telephoning 01620 820 663 or by emailing [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk)

## LEASING ARRANGEMENTS

The premises are available on “easy in/easy out” terms. The Landlord maintains the property in a wind and watertight condition with the Tenant being responsible for all other repair and maintenance and the replacement of glass.

**No gas or electrical works will be undertaken by the Tenant under any circumstances without the Council’s prior consent.**

Parties who wish to note their interest in leasing this unit should request an “Expression of Interest Form” following viewing and this should be completed and returned to the address given on the form.

**Only those who have returned a completed Expression of Interest Form will be notified of the closing date.**

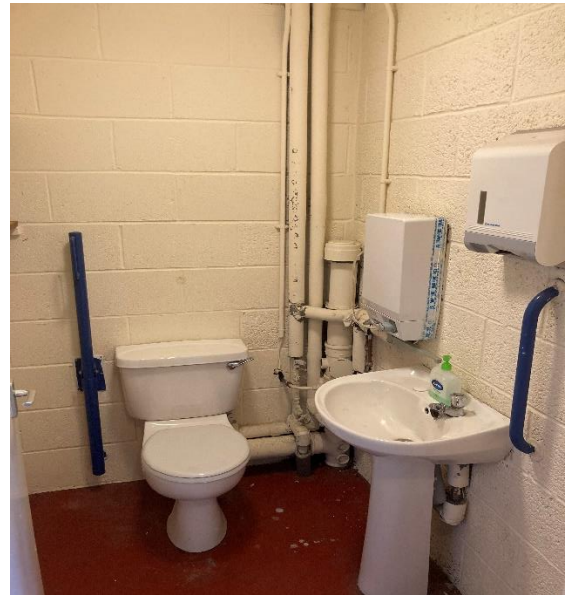
## LEGAL FEES

The ingoing Tenant will pay East Lothian Council £200 (+VAT) administration fee towards the preparation and completion of the lease.

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If you wish to discuss any of the details of these particulars, please contact Strategic Asset and Capital Plan Management (Estates) per Mr Paul Trotter, Estates Surveyor (Tel 01620 827 854)  
For further local information, please visit our website [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

(PT 12-03-2024)



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# Energy Performance Certificate

# Scotland

Non-Domestic buildings and buildings other than dwellings

**UNIT 4 MID ROAD INDUSTRIAL ESTATE, MID ROAD, PRESTON, PRESTONPANS EH32 9ER**

<b>Date of assessment:</b>	04 March 2024	<b>Reference Number:</b>	2130-3947-7040-0700-4601
<b>Date of certificate:</b>	11 March 2024	<b>Building type:</b>	Office/Workshop
<b>Total conditioned area:</b>	74.02m <sup>2</sup>	<b>Assessment Software:</b>	EPCgen, v6.1.e.0
<b>Primary energy indicator:</b>	314 kWh/m <sup>2</sup> /yr	<b>Approved Organisation:</b>	Elmhurst Energy Systems

## Building Energy Performance Rating

Excellent

**A+**

Net Zero Carbon or better

(0-15)

**A**

(16-30)

**B**

(31-45)

**C**

(46-60)

**D**

(61-80)

**E**

(81-100)

**F**

(100+)

**G**

Very Poor

**Approximate Energy Use:**

264 kWh per m<sup>2</sup> per year

**Approximate Carbon Dioxide Emissions:**

52.21 kgCO<sub>2</sub> per m<sup>2</sup> per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

## Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:

**11** **A**

## Recommendations for the cost-effective improvement of energy performance

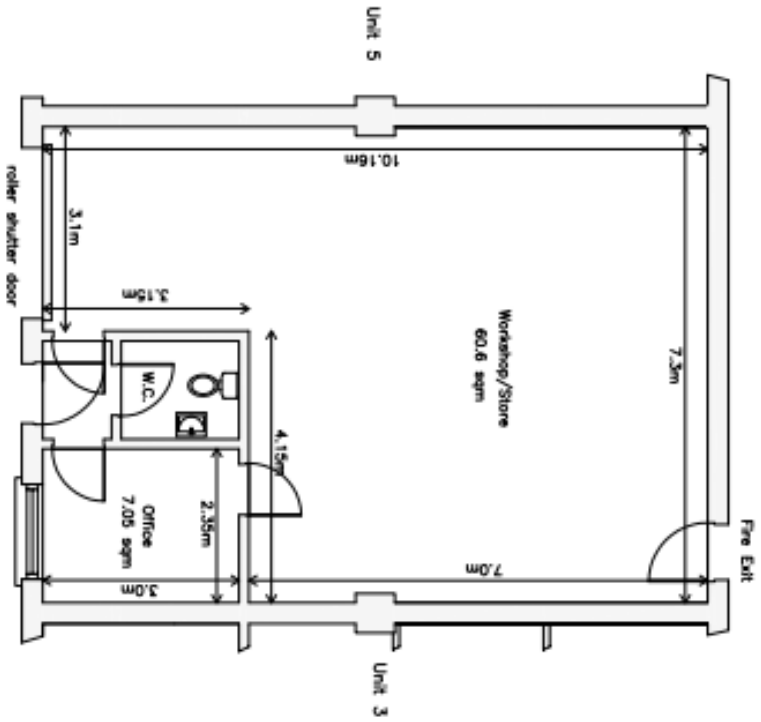
1. Consider replacing T8 lamps with retrofit T5 conversion kit.
2. Consider replacing heating boiler plant with a condensing type.
3. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.

**THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.**

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(PT 12-03-2024)



GEA: 82.0 sqm      GIA: 73.7 sqm

# Floor Plan

## Unit 4

### Mid Road Ind. Est.

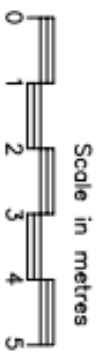
### Prestonpans

File No. 07/M594/4

Asset No. 0096

Date of survey 07/01/2011

Scale 1:100



Plan prepared by \_\_\_\_\_

East Lothian Council