

ESTATES
Strategic Asset and Capital Plan Management

For Lease



Industrial Workshop/Storage Unit

46 m² (500 ft²) or thereby

Unit 11 Whin Park Industrial Estate
Cockenzie
EH32 9SF

Offers over £6,000 per annum are invited

SITUATION

The industrial unit occupies a mid-terrace position within an established and very popular Industrial Estate on the outskirts of Cockenzie. The estate lies 9 miles from Edinburgh City Centre and is well served by public transport. The A1, Edinburgh City By-Pass and local Railway stations are all readily accessible.

LOCATION PLAN



Crown Copyright Reserved - OS licence AC0000824676 (2025)

DESCRIPTION

The property forms a mid-terrace industrial unit in a terraced row of four. The unit is of brick and blockwork construction with mono-pitched profile sheet roof and concrete floor. Access is by means of a timber pedestrian door and a metal roller shutter door. There is unallocated parking to the gable elevation.

Internally, the unit has a separate w.c. compartment and a small office area formed by a temporary partition.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate is available upon request.

USE

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

Any persons wishing to change the use of this property out with this class must consult East Lothian Council's Planning Department and submit details of their proposed use and alterations along with their offer of rent.

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

RATING ASSESSMENT

The rateable value of the property has been assessed at £3,000 per annum (effective from 1st April 2023).

Under the Small Business Bonus Scheme, 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 or www.eastlothian.gov.uk.

VIEWING

Strictly by prior appointment. Arrangements can be made by emailing estates@eastlothian.gov.uk or by contacting Mr John Martin, Estates Surveyor on 07974 873697

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 repairs and maintenance and the replacement of glass.

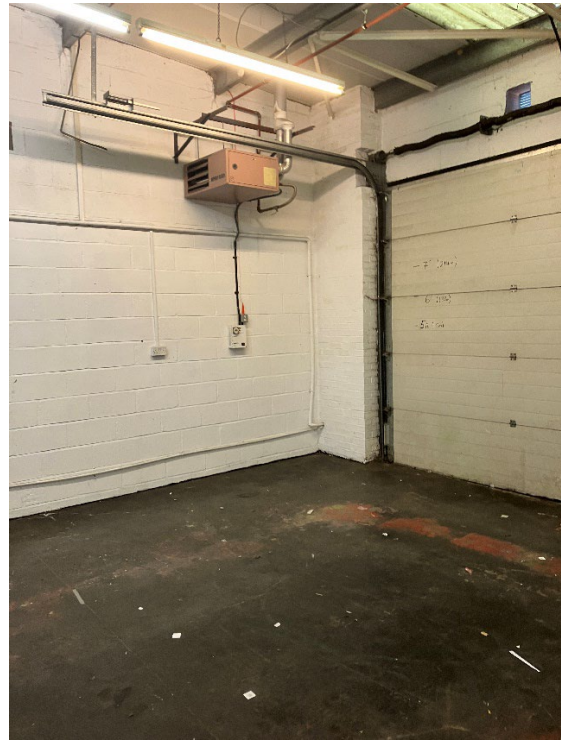
No gas or electrical works will be undertaken by the Tenant under any circumstances without the Council's prior consent.

Parties who are interested in taking a lease of the premises should request an "Application to Lease" form following viewing, and this should be completed and returned to the address given on the form.

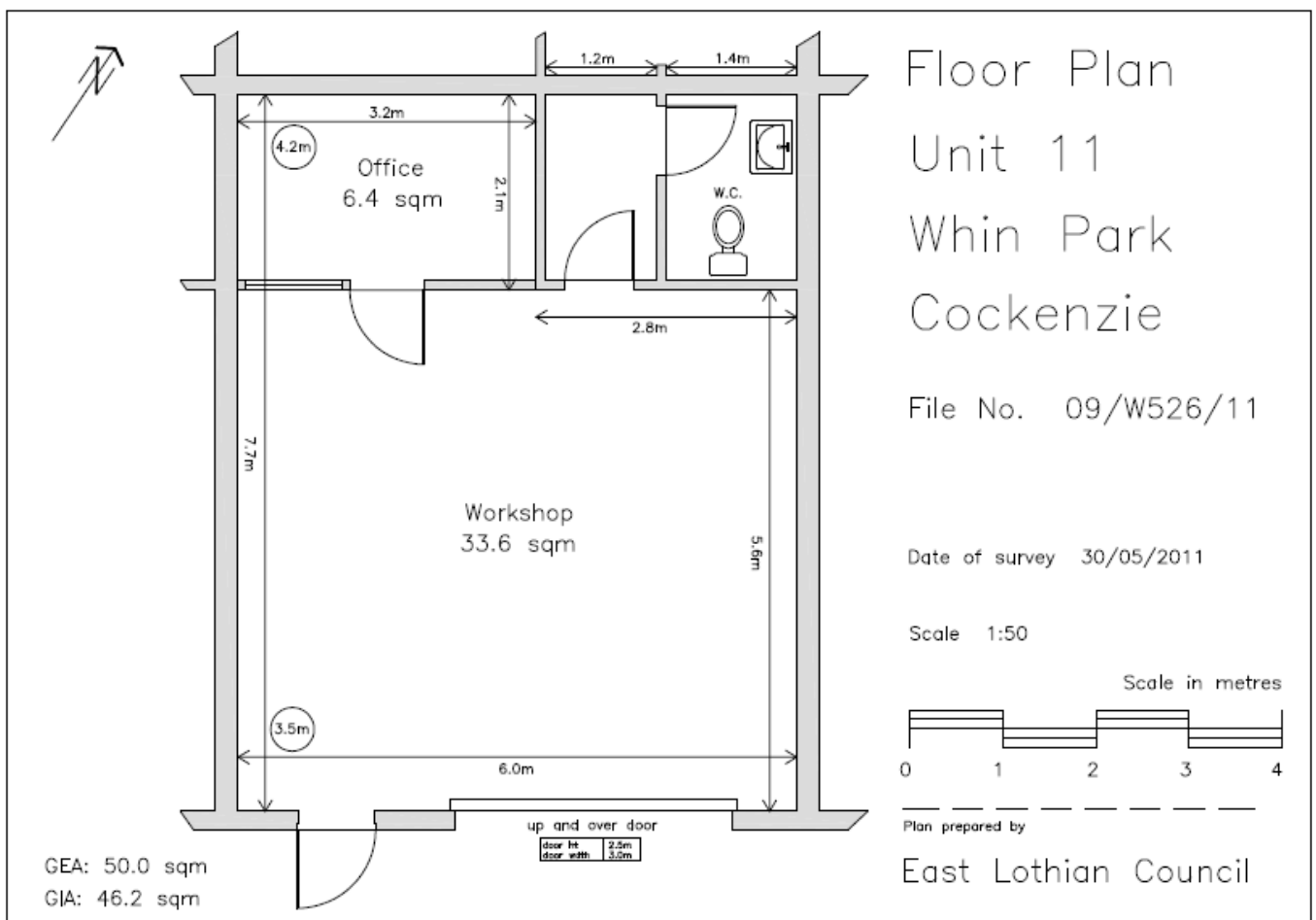
Only those who have returned a completed Application to Lease form will be notified of the closing date.

LEGAL FEES

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



FLOOR PLAN



These particulars do not form part of any contract, and the Council shall not be legally bound by any statement contained herein.
 None of the statements contained in them regarding the property is to be relied upon as a statement or representation of fact.
 Any intending Purchasers/Tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.