

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

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**FOR LEASE**

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**Industrial/Workshop Premises to Let**  
**97 sqm (1050 sq ft) or thereby**

**Unit 5/6 Spott Road Industrial Estate**  
**Dunbar**  
**EH42 1RS**

**Rent: Offers over £7,800 per annum**

## Situation

The property is located in the well-established Spott Road Industrial Estate in Dunbar. The Estate benefits from good transport links with the A1 dual carriageway leading to Edinburgh and to the South. The railway station is also close by.

All amenities are available in the Town Centre which boasts a traditional high street with a good mix of shops, cafés and services. Regular public transport runs into Edinburgh and other nearby towns.

## Location Plan



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## Description

The property is a single-story end terrace industrial workshop. It comprises a full height main workshop area with a smaller office room and W.C. The unit is fitted with strip lighting and there is a water heater in the W.C area.

The unit benefits from two full height roller shutter doors and a timber access door. There is a car parking area to the front which is shared with the other units in the terrace.

## Rent

We are seeking offers in excess of £7,800 p.a. exclusive of business rates, water sewerage and draining charges – see note under “Rating Assessment”.

## Use

This property has Class 4 use and was previously used as a workshop. 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 the unit is used solely for storage, then VAT at 20% will be charged on the agreed rent.

## Viewing

By prior arrangement with Mr John Martin, Estates Surveyor on 07974 873697 or via email at [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk)

## Rating Assessment

The Rateable Value of the subjects has been assessed at £5,100 per annum.

You may qualify for business rates relief through the Small Business Bonus Scheme (SBBS). Subjects with a RV of up to £12,000 p.a., 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).

## Energy Performance Certificate

The Energy Performance Certificate is available on request.

## Legal Fees

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

## 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. The Tenant shall also be responsible for all internal painter work deemed necessary by the Council. All communal areas are to be kept in a clean and tidy condition.

**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.**



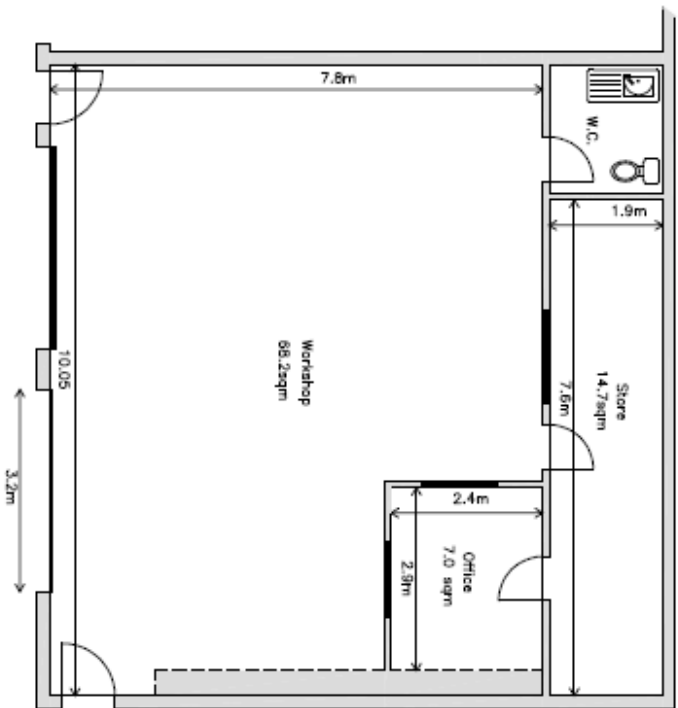
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If you wish to discuss any of the details of these particulars, please contact Strategic Asset and Capital Plan Management (Estates) per John Martin, Estates Surveyor (Tel. No. 07974 873697)

For further local information, please visit our website [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

(Estates 18.06.2025)





GEA: 104.0 sqm  
GIA: 97.5 sqm

# Floor Plan Unit 5 & 6 Spot Road Industrial Estate Dunbar

File No. 23/S556/5&6  
Asset No. 1349-B05-B06

Date of survey 10/06/2025  
Scale 1:100



Plan prepared by  
East Lothian Council