

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

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**FOR LEASE**

**Unit 13, Haddington Retail Park**  
**Haddington, EH41 3FW**

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- High Specification Industrial Unit
- 52.3 sqm (563 sqft) Gross Internal Area
- 43.9 sqm (472 sqft) external yard area
- Suitable for Use Class 4 – Business, which includes office, light industrial and research and development uses
- Please note, no Sunday use of unit and yard is permitted

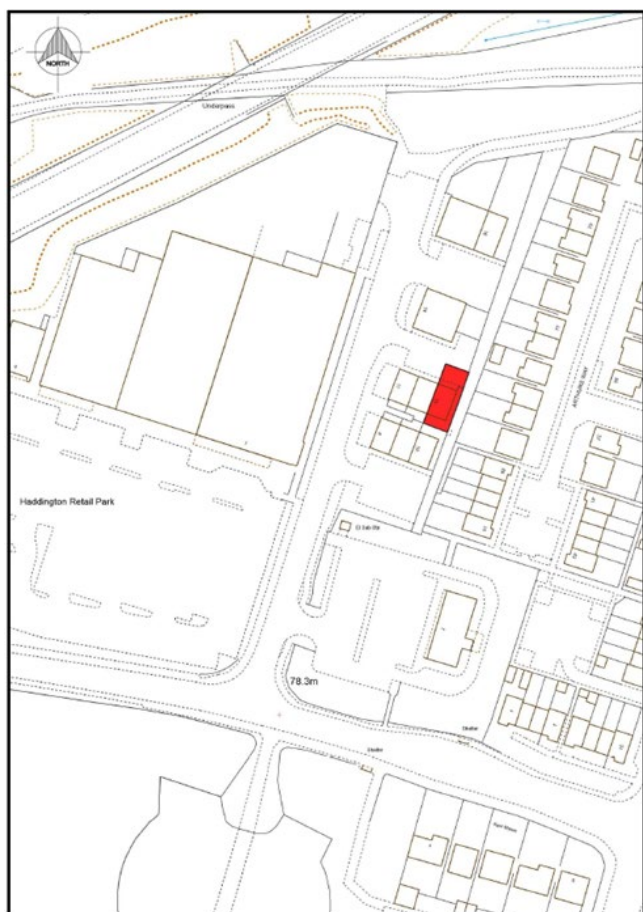
**Offers of £9,200 per annum are invited**

## Situation:

Haddington Retail Park is a newly constructed retail park situated on the western edge of Haddington off the B6471, the main road from the west into the town. The Retail Park has several national occupiers including Aldi, Home Bargains, The Food Warehouse, Costa and Starbucks. The Park benefits from excellent road connections being located next to the junction with the A1 providing links to Edinburgh and the South. The town is well served by regular bus services into Edinburgh.

The new industrial units, Units 8-16, are located immediately to the east of the retail units and are accessed via a separate access road from the B6471.

## Location Plan:



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## Description:

Unit 13 has workshop/storage space with roller shutter door, office/tea preparation area and WC.

The unit has a 3-phase electrical supply, and allocated parking with one Electric Vehicle charging point.

Internally the workshop/storage areas are fitted with lighting to current standards. Heating in the main workshop area is provided by radiant panels. The offices and welfare areas are heated by standard wet panel radiators. The heating and hot water are provided by air source heat pumps. The roof is fitted with Photovoltaic Panels which will generate electricity through solar power in addition to the main power supply.

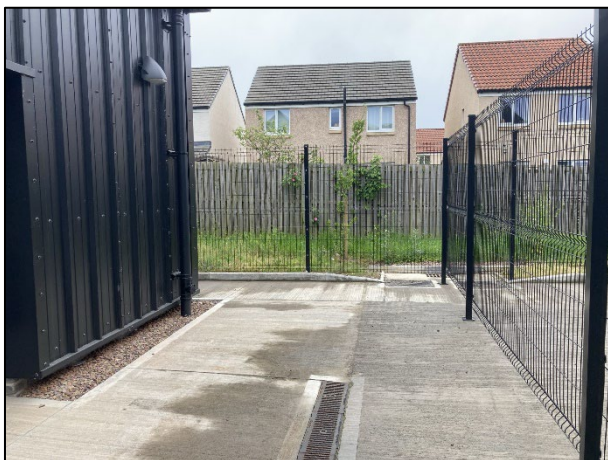
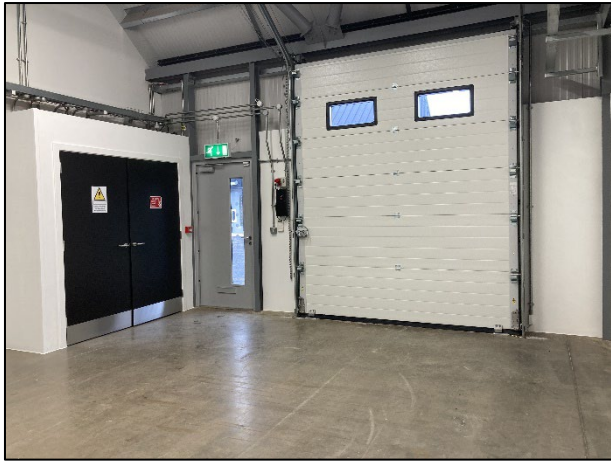


The unit has a fire alarm system, intruder alarm and a BT telephone/communication line. Cost for BT line and intruder alarm usage and maintenance will be the incoming Tenants' responsibility. Monitoring and maintenance costs for the fire alarm system will be paid for by the Tenant under the Annual Maintenance Charge.

Externally Unit 13 has an enclosed yard area accessed via personnel door from the unit and a separate gate to allow bins to be taken out for collection.

The unit has been completed with its carbon footprint and energy efficiency in mind through renewable sources and insulation materials as well as detailing which aligns with current standards and the Council's Climate Change Strategy.





### Rent:

We are seeking offers of £9,200 p.a. exclusive of business rates, water sewerage and draining charges – see note under “Rating Assessment”.

### Energy Performance Certificate:

The Energy Performance Certificate gives the property an A rating.

### Use:

The unit has planning consent for Use Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended. This use class includes office, light industrial and research & development uses as defined below. **PLEASE NOTE: SUNDAY USE OF THE UNIT AND YARD IS NOT PERMITTED.**

#### Use Class 4 – Business Use

- (a) as an office, other than a use within paragraph 2 of Class 1A (financial, professional and other services).
- (b) for research and development of products or processes; or
- (c) for any industrial process, being a use, which can be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Applicants should note that there are restrictions set out in the existing planning consent (reference 19/01217/PCL dated 21st February 2020):

- The unit can only be used for Use Class 4.
- The unit can only be operated during the hours of 07.00 – 18.00 Monday to Friday and 07.00 – 16.00 hours on Saturdays. No inward and outward deliveries to and from the units can be made outside these hours.
- Any storage within the yard space is to be agreed in writing with the Local Planning Authority.

Interested parties should consult East Lothian Council’s Planning Department at [environment@eastlothian.gov.uk](mailto:environment@eastlothian.gov.uk) with any queries regarding proposed use including use of the yard space.

**Only applications from applicants whose proposed use falls within the existing Use Class 4 will be considered.**

**No motor vehicle related uses will be permitted at the unit.**

## Viewing:

By prior arrangement with Mrs Sheena Leathard, Estates Surveyor on 07812 482908 or via email at [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk)

Following viewing, those parties who wish to note their interest should complete an "Application to lease" form. This form is available on the Council's website or can be requested by emailing [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk). This form must be completed and returned to the postal address or email address on the form. Only Applicants who have completed an 'Application to Lease' form will be informed of any closing date for offers for the unit.

Please note that successful Applicants shall be subject to the Council's standard checks and any outstanding monies owned by an Applicant to the Council may impact on their application. If an Applicant is successful, they shall provide any information requested by the Council in a timeous manner, failure to do so may impact on their application.

## Rating Assessment:

The rateable value of the property has not yet been assessed.

Under the Small Business Bonus Scheme for 2025/2026, properties with a Rateable Value of up to £20,000 may qualify for a tapered percentage of rates relief depending upon individual circumstances. Water and sewerage charges will still apply. Further information on the SBBS can be obtained at [www.scotland.gov.uk](http://www.scotland.gov.uk) or [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk).

## Lease Terms:

The unit is available on a standard Council lease providing "easy in/easy out" terms. The precise rent, terms and other conditions shall be agreed between the parties in writing prior to the lease being drawn up.

The Council will maintain the unit in a wind and watertight condition, the Tenant is responsible for all other repairs.

The tenant will be charged an Annual Maintenance Charge that will cover the following:

- Servicing and Maintenance of the Fire Alarm
- Servicing and Maintenance of the Emergency Lighting
- Maintenance of the Photovoltaic Panels
- Maintenance and servicing of the air source heat pumps
- Maintenance of the soft landscaping around the units

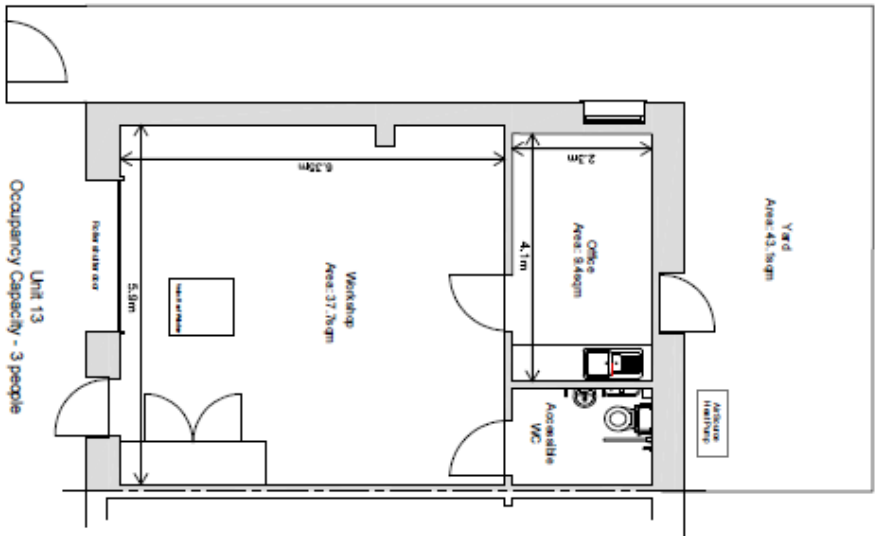
No electrical works will be undertaken by the Tenant under any circumstances without the Council's prior consent.

No breaking or cutting into the external walls of the units or the boundary fences will be permitted – external extraction systems will not be permitted.

No storage of any items including skips is permitted on the parking bays or in any area other than designated yard areas (which is subject to the written agreement from the Planning Department).

## Legal Fees:

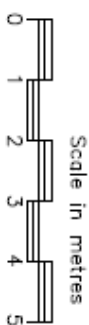
The ingoing Tenant will pay East Lothian Council £200 (+VAT) administration fee towards the preparation and completion of the lease.



GEA: 63.6 sqm G/A: 51.8 sqm Yard: 43.1sqm  
GEA: 684.6 sqft G/A: 557.6 sqft Yard: 463.9sqft

# Floor Plan Unit 13 Haddington Retail Park Haddington

File No. 16/H010/13  
Asset No. 1941-B06  
Date of Survey: 22/05/2024  
Scale 1:100



Plan prepared by  
East Lothian Council

# Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

# Scotland

UNIT 13, HADDINGTON RETAIL PARK, HADDINGTON EH41 3FW

Date of assessment: 28 September 2023

Date of certificate: 08 October 2023

Total conditioned area: 49.08m<sup>2</sup>

Primary energy indicator: 199 kWh/m<sup>2</sup>/yr

Reference Number: 2112-3101-3673-0800-8221

Building type: Office/Workshop

Assessment Software: EPCgen, v5.6.b.0

Approved Organisation: CIBSE Certification Limited

## Building Energy Performance Rating

Excellent



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

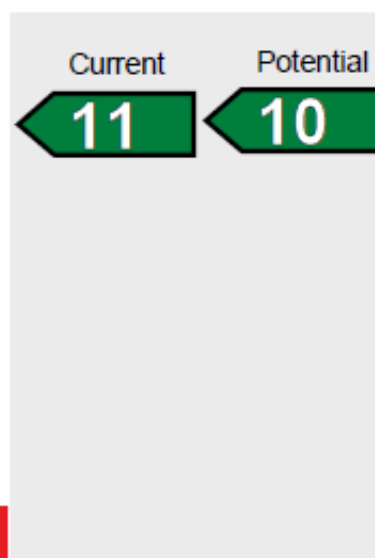
Approximate Energy Use:

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

Approximate Carbon Dioxide Emissions:

10.69 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:



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

### 1. No Further Recommendations

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.