

ESTATES
Strategic Asset and Capital Plan Management

FOR LEASE

Unit 14, Haddington Retail Park
Haddington, EH41 3FW



- High Specification Industrial Unit
- 143.7 sqm (1,547 sqft) Gross Internal Area
- 73.6 sqm (792 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

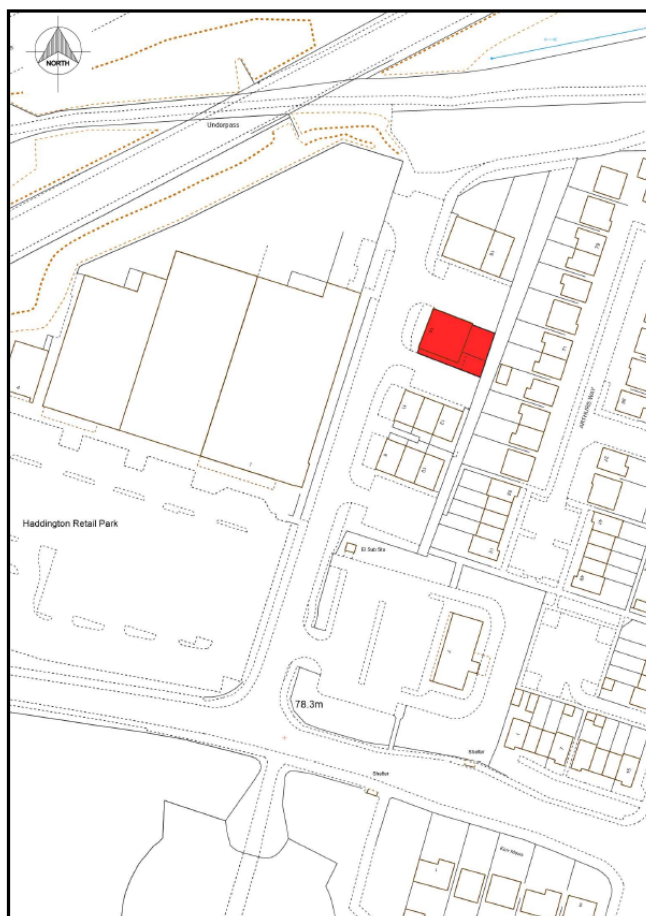
Offers Around £23,000 per annum are invited

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:

The unit has workshop/storage space with roller shutter door, office, tea preparation/welfare area and WC. It is supplied with 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 areas 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.

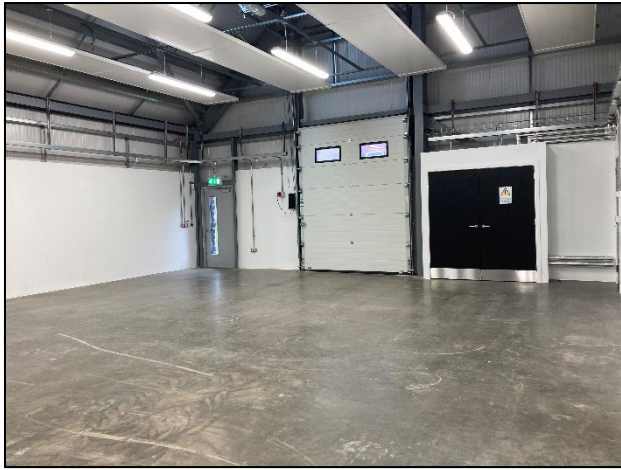
The roof is fitted with Photovoltaic Panels which will generate electricity through solar power in addition to the main power supply.



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 14 has an enclosed yard area with the roller shutter door opening onto the yard which is vehicle accessible.

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.



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 unit can be made outside these hours.
- Any storage within the yard space is to be agreed in writing with the Local Planning Authority.

Rent:

We are seeking offers of around £23,000 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.

Interested parties should consult East Lothian Council’s Planning Department at 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

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. 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 been assessed at £17,600 (effective 01/10/2024). 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 or 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

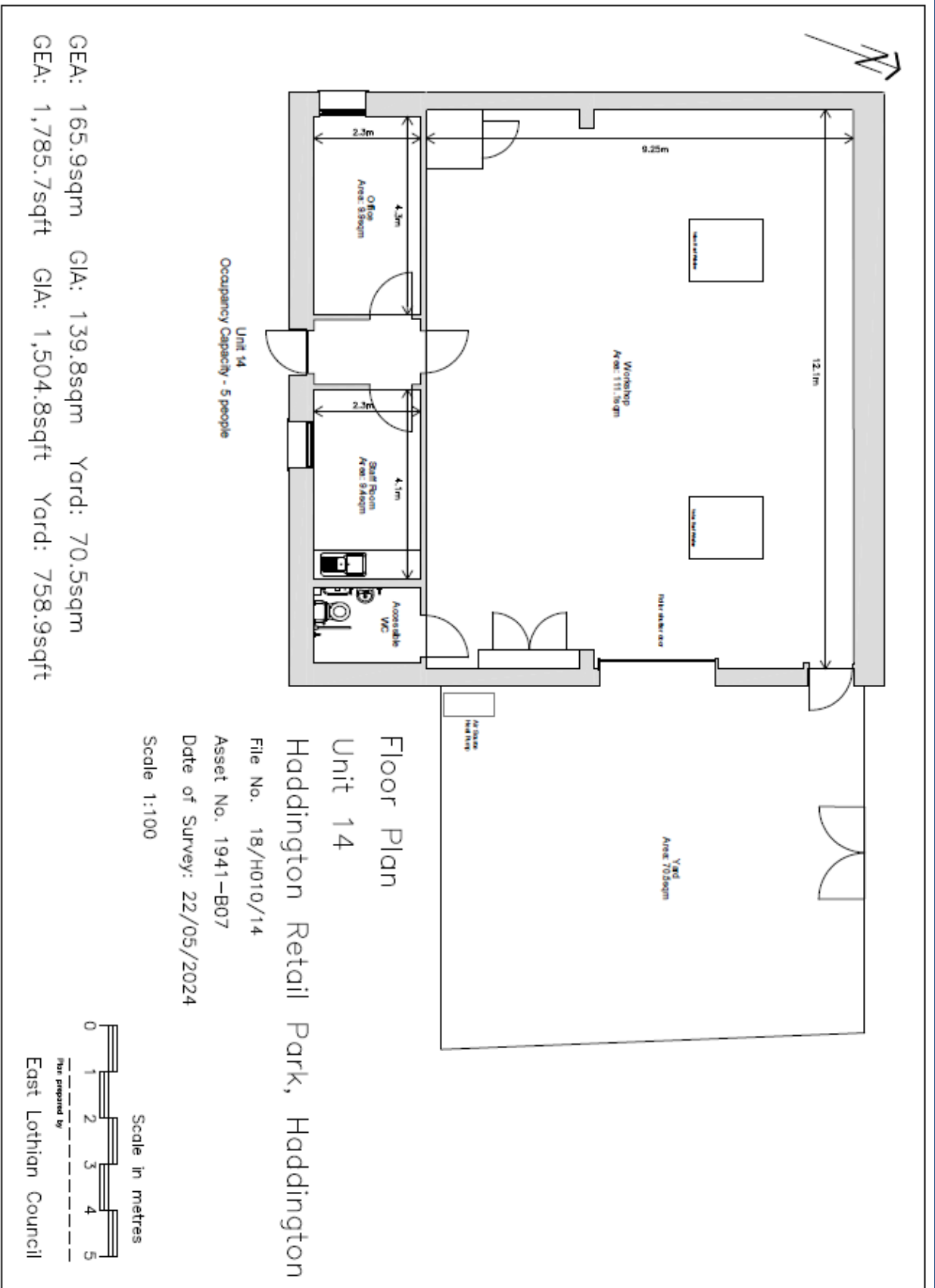
No electrical works will be undertaken by the Tenant under any circumstances without the Council's prior consent.

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.



Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

Scotland

UNIT 14, HADDINGTON RETAIL PARK, HADDINGTON EH41 3FW

Date of assessment: 28 September 2023

Date of certificate: 08 October 2023

Total conditioned area: 145.24m²

Primary energy indicator: 119 kWh/m²/yr

Reference Number: 2810-3837-1632-2021-2002

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

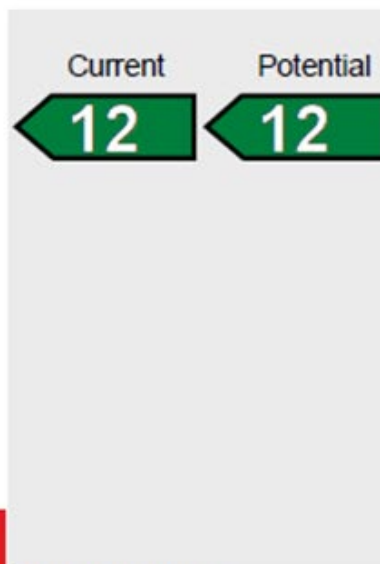
Very Poor

Approximate Energy Use:

39 kWh per m² per year

Approximate Carbon Dioxide Emissions:

12.27 kgCO₂ per m² per year



The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) 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. In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows. 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.