

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

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**FOR LEASE**

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**Attractive Ground Floor Office  
(Class 4 Business Use)**

**Office: 258 ft<sup>2</sup> (24 m<sup>2</sup>) or thereby**

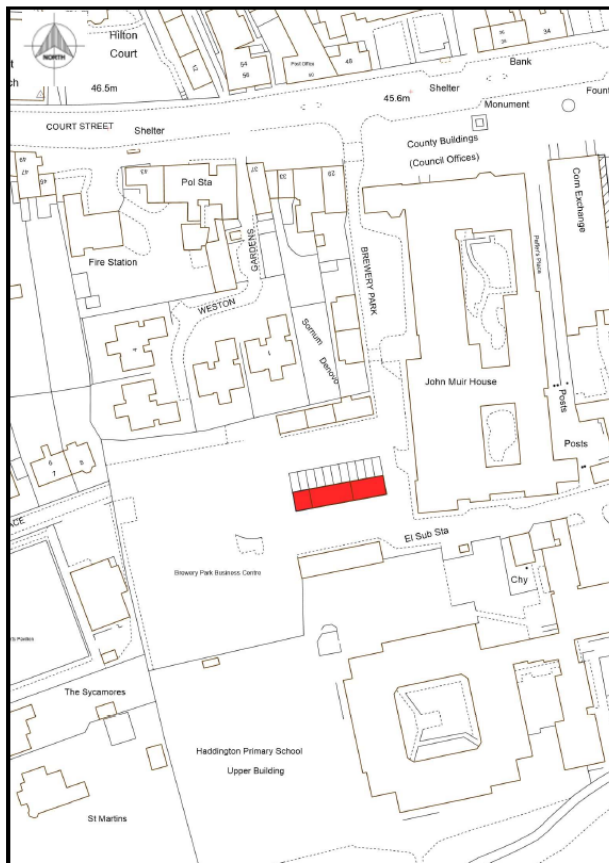
**Room 4  
Brewery Park Business Centre  
Haddington EH41 3HA**

**Rent: Offers over £5,384 per annum**

**(Inclusive of Buildings Insurance, Energy Costs and Cleaning)**

## Situation:

Brewery Park Business Centre is situated in Haddington town centre, just to the south of High Street. The refurbished office is located in Block B, within the John Muir House campus.



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## Description:

Brewery Park Business Centre is a refurbished building comprising 10 offices. Room 4 is located on the ground floor and access is via the door to the front of the building.

The room itself is bright, with a large window and is carpeted throughout. The accommodation includes three store cupboards, along with electric heating. Entry to the centre is via a shared main entry door, with shared toilets and a disabled WC. The maximum occupancy for Room 4 is four people.

## Rent:

We are seeking offers more than £5,384 p.a. (£448.67/month). The rent will be inclusive of charges for electricity (power and heating), building insurance, water use and cleaning of common areas. It does not include business rates, water sewerage and draining charges – see note under “Rating Assessment”.

## Use:

This property has Class 4 (Business) use. Any persons wishing to change the use of this property out with Class 4 must consult East Lothian Council's Planning Department and submit details of their proposed use and alterations along with their offer of rent.

## Viewing:

By prior arrangement with Mr John Martin, Estates Surveyor on 07974 873 697 or via email at [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk)

## Energy Performance Certificate:

The Energy Performance Certificate gives the property a G rating.

## Rating Assessment:

The Rateable Value of the subjects has been assessed at £2,400 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).

## 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. Or alternatively a completed form can be emailed to [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk).

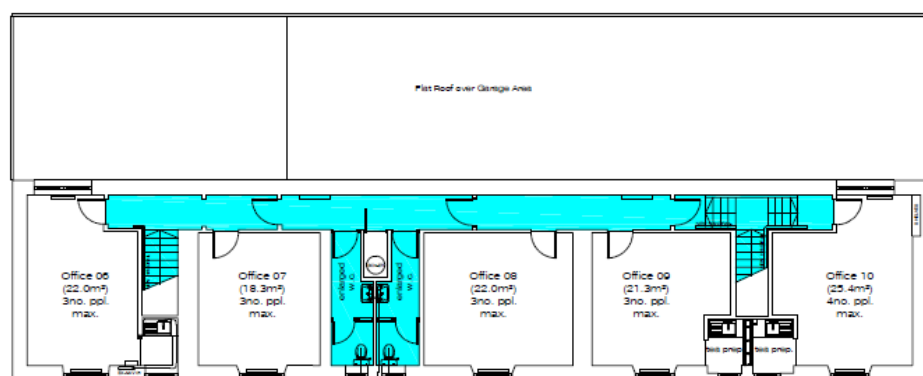
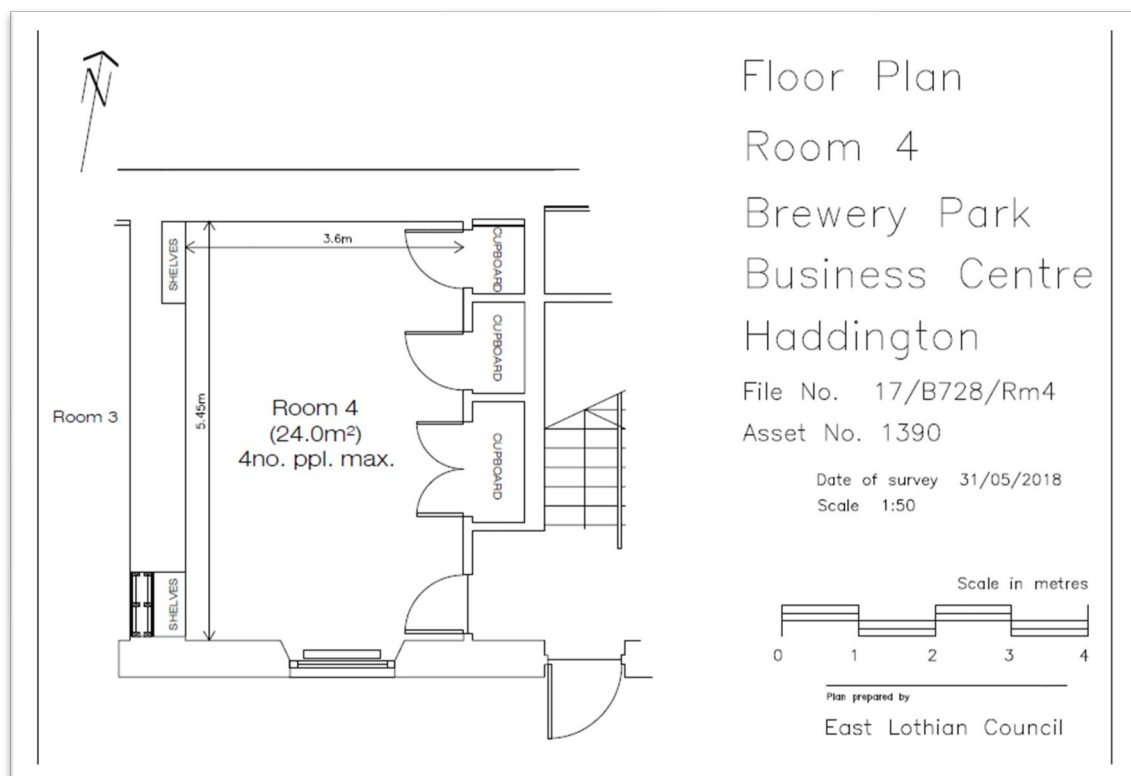
**Only those who have returned a completed Application to Lease form will be notified of the closing date.**

## Legal Fees:

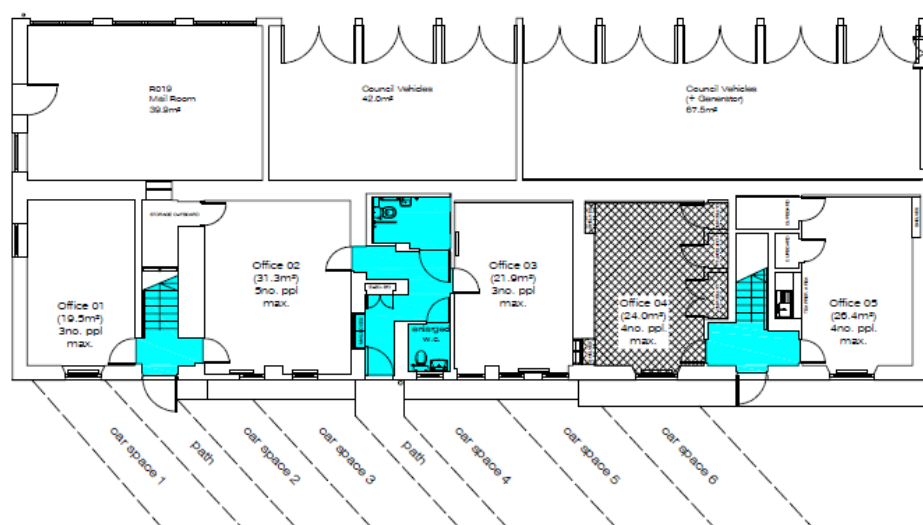
The ingoing Tenant will pay East Lothian Council £200 (+VAT) administration fee towards the preparation and completion of the lease.







FIRST FLOOR PLAN



GROUND FLOOR  
PLAN

# Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

# Scotland

**Block B, Brewery Park, Haddington EH41 3HA**

**Date of assessment:** 13 September 2016  
**Date of certificate:** 10 October 2016  
**Total conditioned area:** 366.87m<sup>2</sup>  
**Primary energy indicator:** 756 kWh/m<sup>2</sup>/yr

**Reference Number:** 0918-1950-4336-3760-0024  
**Building type:** Office/Workshop  
**Assessment Software:** EPCgen, v5.2.g.3  
**Approved Organisation:** Elmhurst Energy

## 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**

Potential

**49**

Current

**128**

Very Poor

**Approximate Energy Use:**

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

**Approximate Carbon Dioxide Emissions:**

127.77 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:**

**30**

**B**

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

1. Consider increasing the level of insulation within the roof void space.
2. Consider replacing T8 lamps with retrofit T5 conversion kit.
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.



The Green Deal may allow you to make your building warmer and cheaper to run at no up-front capital cost. See your Recommendations Report for more details.

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