

ESTATES
Strategic Asset and Capital Plan Management

9 NEW INDUSTRIAL/BUSINESS UNITS

**Units 8-16, Haddington Retail Park
Haddington, EH41 3FW**

AVAILABLE TO LET AUTUMN 2023



- Available for lease
- High Specification Units from 51.2 m² (551 ft²) to 143.7m² (1,547 ft²) approximately
- Units with yard space
- Rentals from £8,800 per annum
- Suitable for Use Class 4 - Business, which includes office, light industrial and research and development uses
- Please note, no Sunday use of units and yards is permitted

LOCATION:

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 a number of 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 to 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.

DESCRIPTION:

The location and layout of Units 8-16 Haddington Retail Park is set out in the plans attached.

The units vary in size however the general specification is similar comprising workshop/storage space with roller shutter door, office / tea preparation area and WC with each unit having a 3-phase electrical supply. All units have allocated parking including one Electric Vehicle Charging Point.

Units 14, 15 & 16 all have enclosed yard areas with their roller shutter door opening up onto a vehicle accessible yard. Units 8 - 13 benefit from small private external areas which are accessed via personnel doors from the units and a separate gate to allow bins to be taken out for collection.

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 of each unit is fitted with Photovoltaic Panels which will generate electricity through solar power in addition to the main power supply.

The units have been completed with their 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.

Each unit will have 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 ingoing Tenants' responsibility. Monitoring and maintenance costs for the fire alarm system will be paid for by the Tenant under the service charge.

EPCs:

The Energy Performance Certificates give all the units an A rating.

RENT & AREAS:

The following Gross Internal Areas have been calculated from the as-built plans. Final on-site measurements will be taken following practical completion. The layout of outside space/yard areas are shown on the Site Plan attached.

The guide asking rents are stated below:

Unit (See Plan)	Unit Size		Outside Space/Yard Size		GUIDE ASKING RENT (Per annum)
8	52.3 m ²	(563 ft ²)	14.0 m ²	(151 ft ²)	£8,800
9	51.2 m ²	(551 ft ²)	16.1 m ²	(173 ft ²)	£8,800
10	52.3 m ²	(563 ft ²)	45.2 m ²	(487 ft ²)	£9,200
11	52.3 m ²	(563 ft ²)	14.0 m ²	(151 ft ²)	£8,800
12	51.2 m ²	(551 ft ²)	16.1 m ²	(173 ft ²)	£8,800
13	52.3 m ²	(563 ft ²)	43.9 m ²	(472 ft ²)	£9,200
14	143.7 m ²	(1,547 ft ²)	73.6 m ²	(792 ft ²)	£23,000
15	142.1 m ²	(1,530 ft ²)	188.2 m ²	(2,026 ft ²)	£24,000
16	70.2 m ²	(756 ft ²)	259.6m ²	(2,794 ft ²)	£14,250

Offers over the guide asking rents will be requested at the fixed closing date, to be advised.

USE:

The units have 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 UNITS AND YARDS 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 units can only be used for Use Class 4.
- The units 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. East Lothian Council's Planning Department have confirmed that there can be no use of the units outside of these times or on a Sunday.
- Any storage within the yard space is to be agreed in writing with the Local Planning Authority.

If you wish to discuss any of the details of these particulars, please contact Mrs Sheena Leathard, Estates Surveyor,
(Tel: 01620 827775) or email estates@eastlothian.gov.uk

For further local information, please visit our website www.eastlothian.gov.uk

[SL/October 2023]

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 units.

RATEABLE VALUES:

The rateable values of the new units have not yet been assessed. Under the Small Business Bonus Scheme for 2023/24, properties with a RV of up to £15,000 may qualify for business 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.

VIEWINGS:

Strictly by prior appointment. Arrangements can be made by emailing estates@eastlothian.gov.uk or by contacting Mrs Sheena Leathard, Estates Surveyor on 01620 827775 or the Estates Department on 01620 820663.

Following viewing, those parties who wish to note their interest should complete an "Expression of Interest" 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. Applicants are advised to contact Estates to ensure that their Expression of Interest form has been received. Only Applicants who have completed an Expression of Interest form will be informed of the closing date for offers for the units.

A completed Expression of Interest form does not imply that a specific, nor indeed any unit has been formally allocated or reserved.

A closing date will be set in due course and applicants who have submitted an Expression of Interest form will be sent an offer pack and requested to submit an offer for the unit/s they are interested in. Bids must be submitted in line with the instructions within the offer pack.

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 following offer submissions, they shall provide any information requested by the Council in a timeous manner, failure to do so may impact on their application.

LEASE TERMS:

Units will be available on a standard Council lease providing “easy in/easy out” terms. Longer lease terms up to 5 years can be negotiated. 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 units in a wind and watertight condition, the Tenant is responsible for all other repairs.

The tenant will be charged an annual service 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 £100 (+VAT) administration fee towards the preparation and completion of the lease.