

TO LET

# DUNBAR BUSINESS PARK | DUNBAR EH42 1LE



PLAY VIDEO

AN OPPORTUNITY FOR INDUSTRIAL, MANUFACTURING, DISTRIBUTION AND WAREHOUSING ACCOMMODATION

**UNIT SIZES FROM 750 SQ.FT UP TO 160,000 SQ.FT | DESIGN AND BUILD OPPORTUNITIES**

IN A HIGHLY PROMINENT LOCATION ADJACENT TO THE A1

LOCATION

Dunbar Business Park forms part of a larger development site strategically located adjacent to the Spott Roundabout with the A1, which provides the principal access from the A1 to Dunbar.

The subjects are located immediately adjacent to a McDonalds, Marstons' pub and restaurant, Dunbar Garden Centre and a large Asda food store, which provides the principal supermarket offer for Dunbar and its wider catchment.

The A1 at the Spott Roundabout sees approximately 25,000 vehicle journeys per day and therefore the subjects will provide an excellent opportunity to capture trade from not only within Dunbar, but from the significant flow of passing traffic on the A1.



TRAVEL DISTANCES AND TIMES

PLACE	DISTANCE (BY CAR)	TIME
Dunbar Town Centre	1.2 miles	4 mins
Edinburgh	29 miles	25 mins
Berwick Upon Tweed	28 miles	34 mins
Glasgow	75 miles	1 hr 18 mins
Newcastle	92 miles	1 hr 42 mins



DESCRIPTION

Dunbar Business Park forms part of a wider proposed masterplan incorporating retail, roadside, leisure, drive-thru, trade counter, industrial and logistics uses.

The masterplan offers a wide range of indicative unit sizes suitable for industrial, logistics and commercial development. Standalone units can be developed from 10,000 to 160,000 sq ft and terraced units can be developed from 750 to 5,000 sq ft which can be combined to accommodate larger occupiers.

Units in the masterplan shown opposite are set out in the accommodation schedule below.

ACCOMMODATION

STANDALONE UNITS

UNIT	GIA (SQ FT)	GIA (SQ M)
1	160,000	14,864
2	10,000	929
3	10,000	929
4	30,000	2,787
5	17,000	1,579
6	22,000	2,044

\* Areas are ground floor GIA, first floor offices can be incorporated.

TERRACED UNITS

BLOCK	TOTAL AREA (SQ FT)	UNITS
A	6,000	8 units of 750 sq.ft
B	3,000	4 units of 750 sq.ft
C	7,500	10 units of 750 sq.ft
D	12,000	6 units of 2,000 sq.ft
E	15,000	3 units of 5,000 sq.ft

\* Terraced units can be combined.



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## OPPORTUNITIES

Occupiers requiring bespoke premises will be considered, either on Leasehold or Freehold (Heritable) structures.

## RENT

On application.

## RATES

Occupiers may be eligible for 100% rates relief for the first year of occupation. Rateable Values will require assessed on practical completion.

## LEASE TERMS

Lease terms from 10 years will be considered on Full Repairing and Insuring terms.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

## CONTACT

Please contact the joint letting agents:



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A development by:



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