



**ALLIED
SURVEYORS
SCOTLAND**

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www.alliedsurveyorsscotland.com



TO LET

ONLY ONE OFFICE REMAINING

Somnerfield Business Centre, Hospital Road, Haddington, EH41 3NP

- ✔ Three newly created offices in Haddington town centre
 - ✔ Accommodation 269 sq ft
- ✔ Rent, utilities, broadband/WiFi all included in monthly cost
 - ✔ Central location close to a wide range of local amenities
 - ✔ 20 miles east of Edinburgh and adjacent to A1 trunk road

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Haddington is one of East Lothian's fastest growing towns situated approximately 20 miles east of Edinburgh and benefitting from close proximity to the A1 trunk road.

The subjects are located to the north-west of the town centre on Hospital Road in a mixed area of residential dwellings and industrial occupiers. An extension of Hopetoun Drive, it can be accessed off either Haldane Avenue (A199) or the West Road/Station Road (B6471).

Businesses located close to the premises comprise a range of local and national occupiers including: Travis Perkins, Mullen's Motor Club, Prentice Coaches, Co-op Food and Lothian Electric Machines.

DESCRIPTION

The subjects comprise three newly created offices forming part of a brick built industrial unit with a pitched and corrugated cement sheet roof.

The three offices are arranged over ground floor and configured around a central hallway with a glazed entrance to the front. All of the offices have LED lighting, three compartment data trunking, new carpeting and painted plasterboard walls. Office 1 is now let to Growing Together.

There is a kitchen for communal use together with male, female and DDA toilet facilities to the rear of the building.

Off street parking is provided to the front for around 5 vehicles with further parking available on Hospital Road and surrounding streets.

AVAILABLE ACCOMMODATION

According to our recent measurement survey the following accommodation is available:

Floor	Sq Ft	Rent P.A.	Per Month
Office 1	614	NOW UNDER OFFER	
Office 2	269	£8,608	£717
Office 3	183	NOW UNDER OFFER	

RENT

Rentals start from £488 per month inclusive of: utilities, security, cleaning, broadband/phone line, waste management, property maintenance and building insurance. VAT is applicable.

LICENCE TERMS

The standard licence is for a minimum of 12-months with an option for a rolling month-to-month term thereafter. A security deposit equivalent to one month rent will be taken at the date of entry.

RATEABLE VALUE

The property is currently being reassessed for individual office suites with Rateable Values to be applied to each.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

ENTRY

Upon completion of a formal missive under Scots Law.



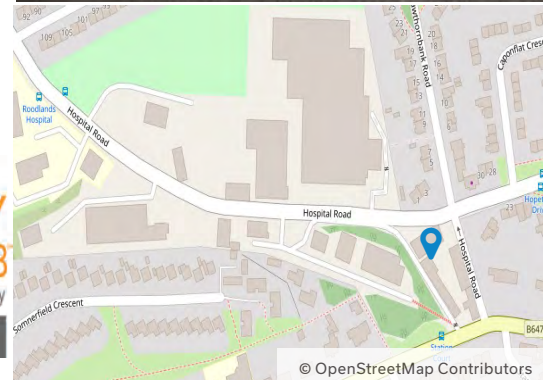
Office 2



Office 3



Kitchen



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VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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