

ESTATES
Strategic Asset and Capital Plan Management

For Lease



UNIT 2
MID ROAD INDUSTRIAL ESTATE
PRESTONPANS EH32 9ER

Workshop and 2 offices
Suitable for Use Class 4 - Business, which includes office,
light industrial and research and development uses.

Gross Internal Area 73.7m² / 794ft² approximately.

Offers over £7,000 per annum are invited.

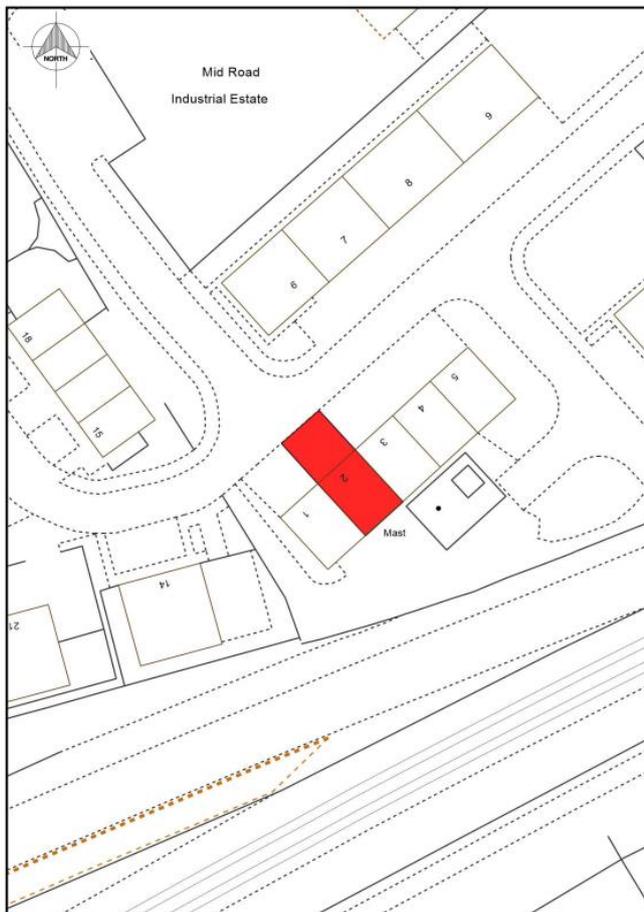
SITUATION

Mid Road Industrial Estate is situated on the southern edge of Prestonpans off the B1361, the main east-west road through the southern part of the town.

Prestonpans benefits from an excellent road network, with the A1 nearby providing links to Edinburgh and the south. The town is well served by regular bus and train services to Edinburgh, with Prestonpans train station lying immediately to the east of the site.

Unit 2 is located within the centre of Mid Road Industrial Estate.

LOCATION PLAN



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DESCRIPTION

The unit is part of a terrace of five and comprises workshop/storage space, office, WC, and a 3-phase electrical supply. The unit has allocated parking and landscaping to the front.

Entry to the unit is by a timber pedestrian access door and by a roller shutter to the workshop space.

The unit is of blockwork and profile metal sheet construction with mono pitched roof and concrete floor.

Accommodation (All sizes approx.)

Workshop – 53.1 m² (572 sqft)

Office 1 – 7.05 m² (79 sqft)

Office 2 – 6.7 m² (72 sqft)

ENERGY PERFORMANCE CERTIFICATE

EPC certificate is available on request.

RATING ASSESSMENT

The rateable value of the subjects has been assessed at £4,650 per annum. Under the Small Business Bonus Scheme for 2023/2024 properties with a RV of up to £12,000 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 or www.eastlothian.gov.uk

CLASS USE AND PLANNING

The current permitted use for the property is Use Class 2 with reference to the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Please direct all Use Class enquiries to ELC Planning Department at environment@eastlothian.gov.uk

If the unit is used solely for storage, VAT at 20% will be charged on the agreed rent.

VIEWING

By prior arrangement with the Estates Section by telephoning 07974 873697 or by emailing estates@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 repair and maintenance and the replacement of glass.

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

Parties who wish to note their interest in leasing this unit should request an “Expression of Interest Form” following viewing and this should be completed and returned to the address given on the form.

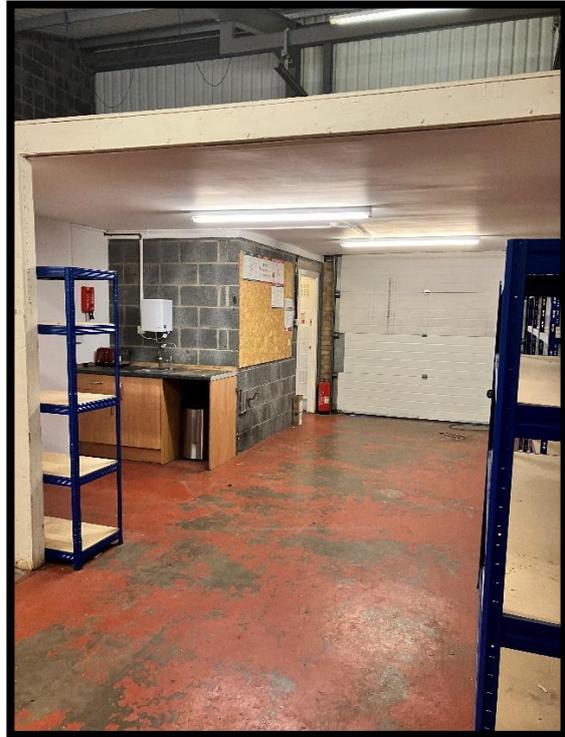
If you wish to discuss any of the details of these particulars, please contact Strategic Asset and Capital Plan Management (Estates) per Mr John Martin, Estates Surveyor (Tel 07974873697)
For further local information, please visit our website www.eastlothian.gov.uk

(ESTATES 12-03-2024)

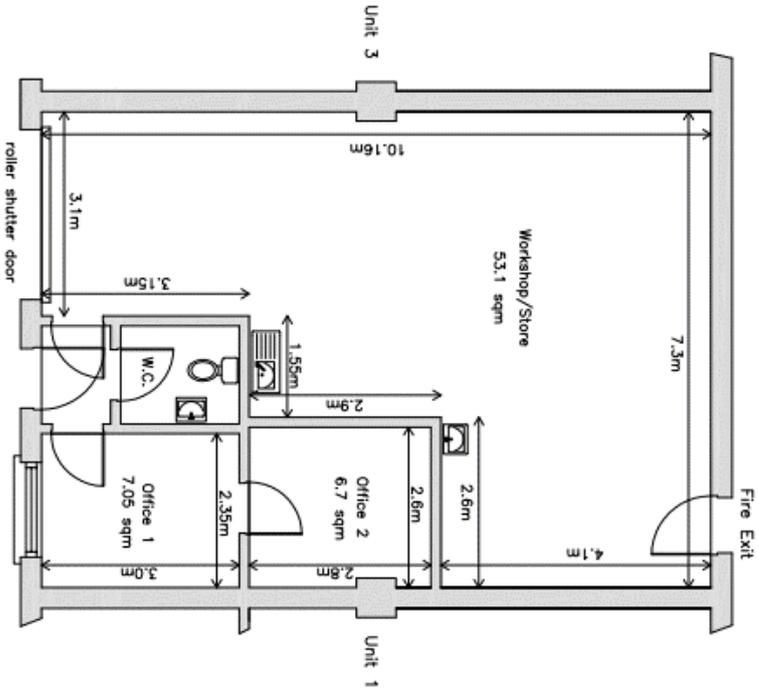
LEGAL FEES

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

Only those who have returned a completed Expression of Interest Form will be notified of the closing date.



These particulars are prepared for guidance only and do not form part of any contract. East Lothian Council shall not be legally bound by any statement contained herein. None of the statements contained in them regarding the property is to be relied upon as a statement or representation of fact. Any intending Purchasers/Tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



GEA: 82.0 sqm GIA: 73.7 sqm

Floor Plan

Unit 2

Mid Road Ind. Est.

Prestonpans

File No. 07/M594/2

Asset No. 0096

Date of survey 10/02/2011

Scale 1:100



Plan prepared by _____

East Lothian Council

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