

**ESTATES  
STRATEGIC ASSET AND CAPITAL PLAN MANAGEMENT**

# For Lease



## **Industrial Unit**

Net Internal Area: 2044 m<sup>2</sup> (22,000 ft<sup>2</sup>) or thereby

### **Unit 4.4**

**Inveresk Mills Industrial Estate  
Station Road, Musselburgh EH21 7UQ**

**Offers in the region of £32,500 per annum are invited**

These particulars do not form part of any contract and the 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.

## SITUATION

The unit is situated on a well-established Industrial Estate on the south side of Musselburgh town centre, 8 miles from the city of Edinburgh and 2 miles from the Old Craighall Interchange which gives access to both the A1 and the Edinburgh City By-Pass. Musselburgh Railway Station lies within easy walking distance.

## DESCRIPTION

Unit 4.4 is located within the former Inveresk papermill premises, a substantial brick building at the southern end of Inveresk Mills Industrial Estate. The open plan production/storage area, together with office accommodation, is located at first floor level. Access is facilitated from ground floor level by extensive loading bays with sliding shutter doors, a 3 tonne capacity goods lift and staircase.

The production/storage area benefits from steel plated concrete floors, good natural lighting, fluorescent lighting and generous eaves height throughout. There are sliding shutter doors on the east elevation at first floor level which provide the potential to load goods directly outside.

Accommodation consists of:

Ground Floor - 1,737 ft<sup>2</sup>  
(Access stairwell, loading areas, goods lift)  
First Floor - 20,500 ft approx.  
(Open Plan production/storage area, office accommodation, toilets)

## USE

The property is suitable for uses under Class 4, 5 and 6 of the Use Classes Order Scotland, namely Class 4 – Business, Class 5 – General Industrial or Class 6 – Storage or Distribution. **Please note that a storage use will incur VAT charges on the full rent payable.** Interested parties who wish to change the use of this property must consult East Lothian Council's Planning Department and submit details of their proposed use and alterations along with their offer of rent.



## RATING ASSESSMENT

The premises are entered in the Valuation Roll with a Rateable Value of £33,000 per annum.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate gives the property an C rating.

## VIEWING

Strictly by prior appointment. Arrangements can be made via the Estates Section by contacting 07812 482 875 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 repairs and maintenance and the replacement of glass.

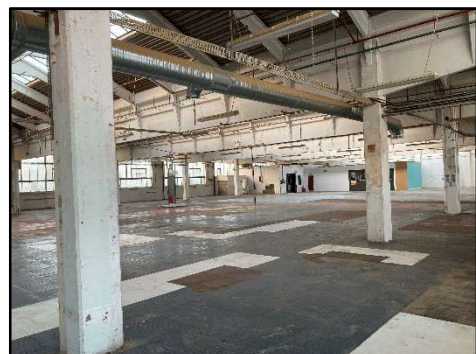
**No gas or electrical works will be undertaken by the Tenant under any circumstances without the Council's prior consent.**

Parties who 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.

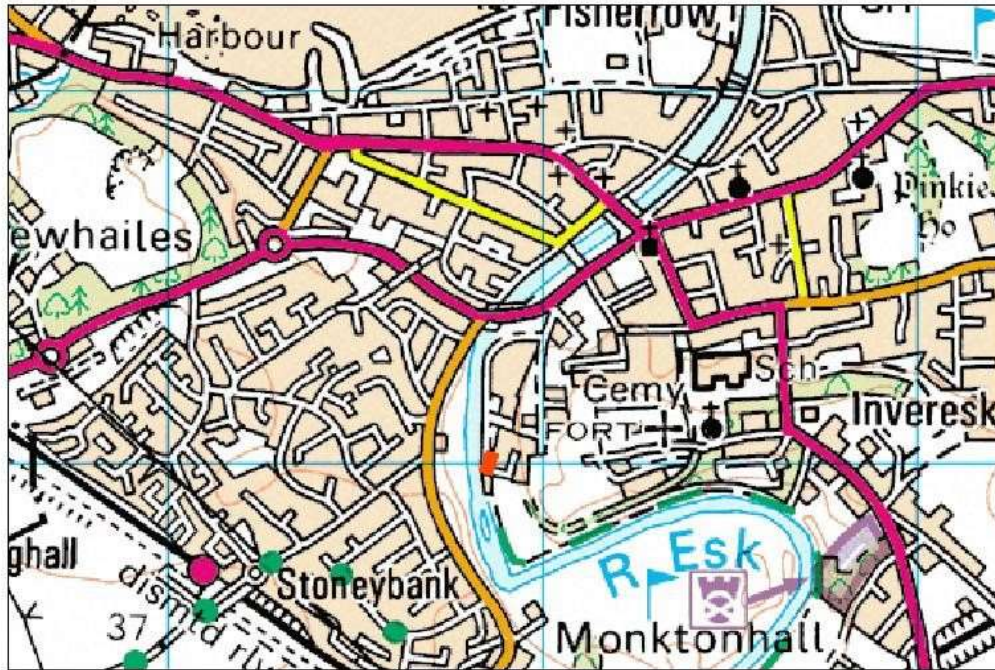
**Only those who have returned a completed Application to Lease form will be notified of the closing date.**

## LEGAL FEES

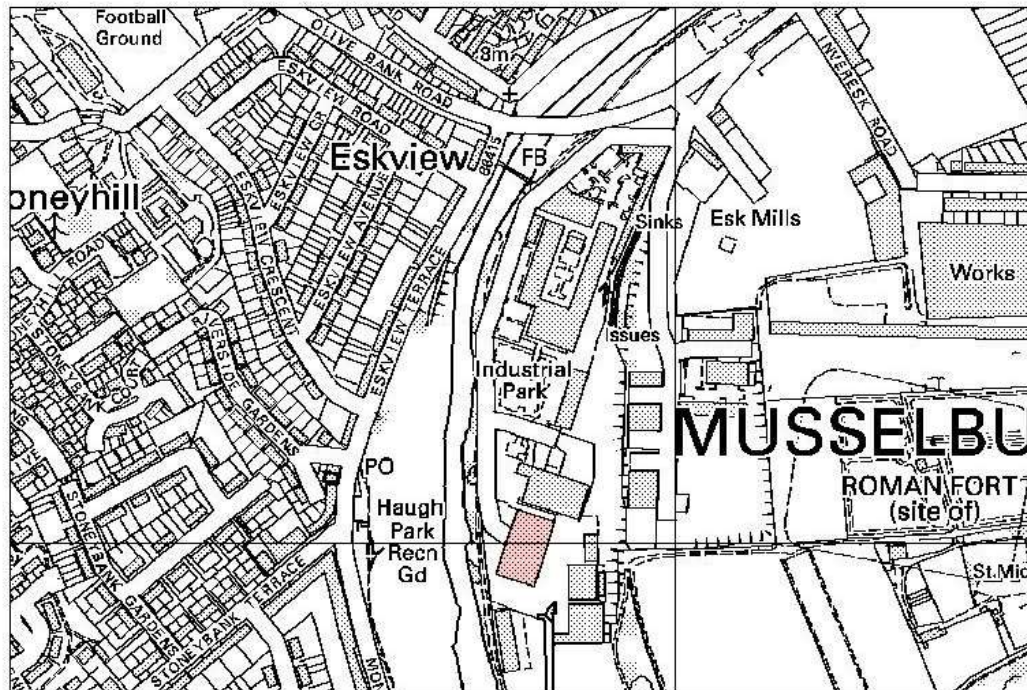
The ingoing Tenant will pay East Lothian Council £100 (+VAT) administration fee towards the preparation and completion of the lease



LOCATION PLANS

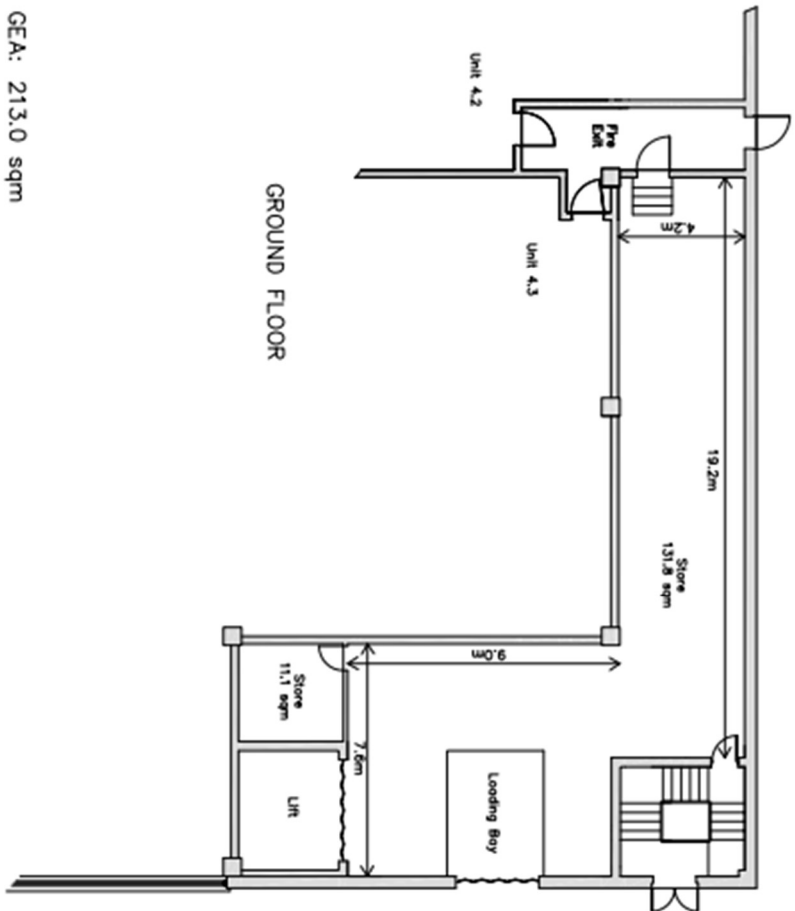


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GROUND FLOOR



G.E.A: 213.0 sqm  
G.I.A: 191.4 sqm

Floor Plan  
Unit 4.4

Inveresk Mills  
Musselburgh

File No. 04/1832/4.4  
Asset No. 1146

Scale 1:200  
Date of Survey: 01/06/2012

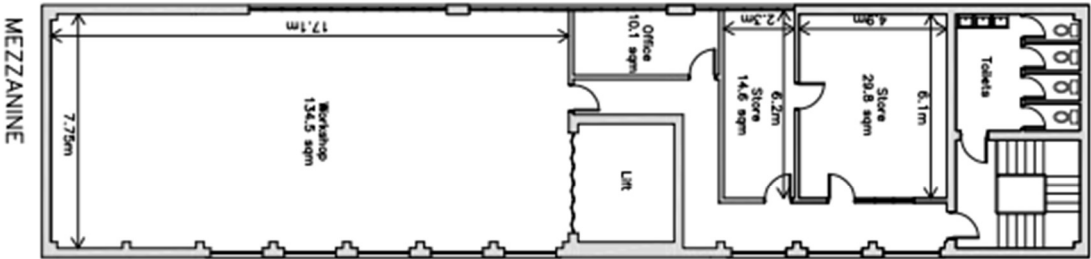
Scale in metres



Plan prepared by  
East Lothian Council

MEZZININE

GEA: 288.9 sqm  
GIA: 265.8 sqm



Floor Plan

Unit 4.4

Inveresk Mills

Musselburgh

File No. 04/1832/4.4

Asset No. 1146

Scale 1:200

Date of Survey: 01/06/2012

Scale in metres



Plan prepared by

East Lothian Council

## Energy Performance Certificate

Scotland

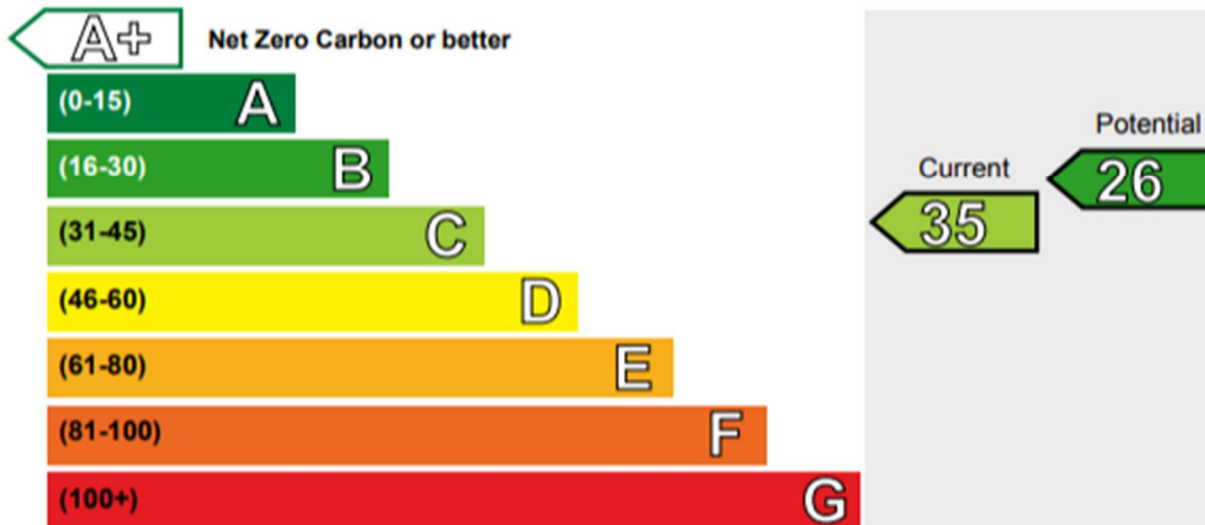
Non-Domestic buildings and buildings other than dwellings

## Unit 4/4 Inveresk Mills Industrial Estate, Musselburgh EH21 7UQ

Date of assessment:	02 July 2020	Reference Number:	7622-0333-3030-2505-1003
Date of certificate:	03 September 2020	Building type:	Office/Workshop
Total conditioned area:	2584.02m <sup>2</sup>	Assessment Software:	EPCgen, v5.6.a.1
Primary energy indicator:	204 kWh/m <sup>2</sup> /yr	Approved Organisation:	Elmhurst Energy Systems

## Building Energy Performance Rating

Excellent



Very Poor

Approximate Energy Use: 67 kWh per m<sup>2</sup> per year  
 Approximate Carbon Dioxide Emissions: 34.57 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:

08 A

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

1. Consider replacing T8 lamps with retrofit T5 conversion kit.
  2. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.
  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.

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