

**ESTATES**  
**Strategic Asset and Capital Plan Management**

# For Lease

## **Industrial Development Opportunity**

### **Ground Lease Available for Business, Industrial & Distribution/Storage Use**



### **Last Remaining Vacant Site, Distribution Road, Macmerry Industrial Estate, Tranent, EH33 1RD**

Gross Site Area: 0.35 Ha (0.87 acres) or thereby  
Estimated Net Developable Area: 0.32 Ha (0.79 acres) or thereby

Class 4 (Business), 5 (Industrial) and 6 (Storage & Distribution) Suitable  
Together with Other Employment Uses

99 Year Lease Available

**Offers over £8,500 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

Macmerry Industrial Estate is situated approximately 14 miles east of Edinburgh city centre and 5 miles to the west of Haddington within East Lothian. The Estate is accessed from the A199 which has immediate junction access to the A1 trunk road.

The A1 is East Lothian's main arterial route leading south east to the Borders & England and west to Edinburgh city centre and the City Bypass with the M8/M9/M90 motorway network beyond.

The site therefore has excellent transport links and it is rare for development sites to become available at this location.

## DESCRIPTION

The entire site extends to 0.35 Ha (0.87 acres) or thereby. The site is undeveloped and currently covered in wild grass and other vegetation. It is bounded to the south by Hurricane Court – a multi-let industrial scheme - and to the north by a car park serving George Anderson & Sons' distribution unit. Excluding a landscaped strip to the rear of the site (shown cross hatched on the attached plan), to conform with neighbouring layouts, the net developable area extends to 0.32 Ha (0.79 acres) or thereby.

## PLANNING

Under Policy EMP1: Business and Employment Locations, of the East Lothian Local Development Plan 2018, uses supported on this development site would include - Class 4 (Business), 5 (Industrial) and 6 (Storage & Distribution) but the Policy also allows for other employment generating uses subject to the town centre first principle (Policy TC1) and provided there are no amenity conflicts or other unacceptable impacts.

As a result, the site is suitable for the development of light industrial/business units, subject to the appropriate planning permission being obtained.

A building or buildings of similar height and style to that of the existing units within the estate, and incorporating parking and landscaping strip to the rear, would be appropriate for the site.

## PLANNING (CONT)

Any general enquiries including pre-application enquiries can be sent to [environment@eastlothian.gov.uk](mailto:environment@eastlothian.gov.uk) Or by written enquiry to Planning Service, East Lothian Council, John Muir House, Haddington EH41 3HA

## RATEABLE VALUE

The site is not currently entered in the Valuation Roll but the RV/NAV will be assessed following completion of the ground lease.

## VIEWING

The site is open and interested parties can view this area of land at their leisure or by contacting: **Robbie O'Donnell, Estates Surveyor.** Contact Telephone No: **07812 482 880** or email [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk) to obtain further information. These particulars can also be viewed and downloaded at [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

## LEASING ARRANGEMENTS

The development site is available to lease on a 99 year period ground lease (shorter lease periods may be considered). The rent would be reviewed at five yearly intervals.

Parties who are interested in leasing the development land should request an "Application to Lease" form, available from East Lothian Council's website or by emailing [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk). This form 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.**

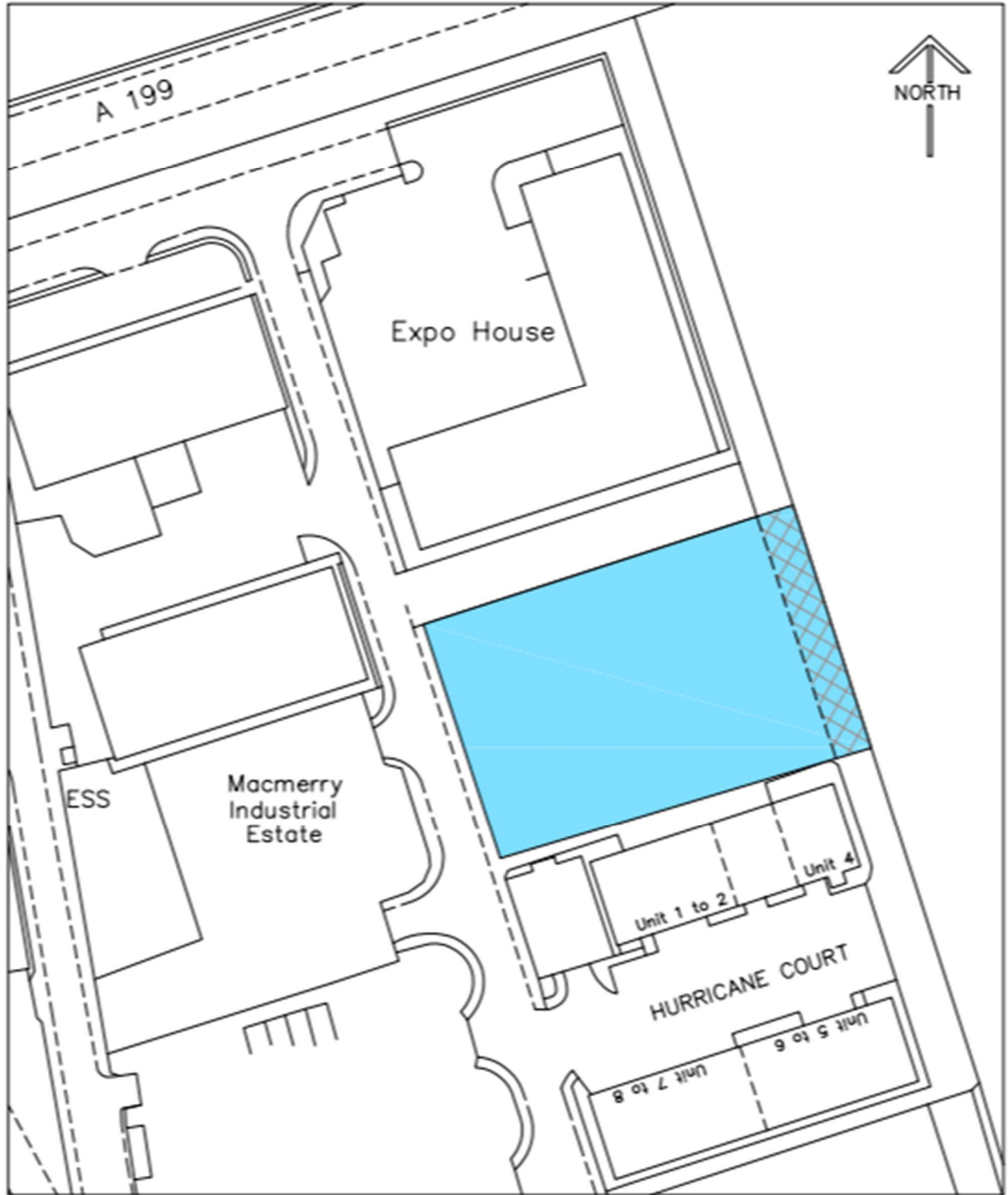
## LEGAL FEES

Each party will be responsible for their own legal costs incurred in any transaction and this will include any Land & Buildings Transactions Tax, Registration Dues and VAT payable thereon.

## VAT

The site is not registered for VAT purposes and therefore VAT will not apply on the ground rent, however, in the case of storage use, prospective parties must ascertain their own VAT position.

**LOCATION PLAN**



Crown Copyright Reserved -- OS licence 100023381 (2021)

<b>PROJECT</b> Plan of gap site		<b>DRAWING</b> Gap Site at Macmerry Industrial Estate 3,540 sqm / 0.87 acres or thereby			
Scale 1:1000	Date 27/10/2021	Drawn C.S.	File Ref	Revision	Drg No

Penston House Macmerry Industrial Estate EH33 1EX