

Ryden

NEWBUILD INDUSTRIAL UNITS MACMERRY INDUSTRIAL ESTATE TRANENT | EH33 1RD



TO LET

NEW INDUSTRIAL
/ MODERN
BUSINESS
PREMISES

UNITS FROM C.1,600
SQ.FT TO C. 8,000 SQ.FT

WELL ESTABLISHED
BUSINESS LOCATION

PHASE 1 AVAILABLE Q1 2024

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FIND ON GOOGLE MAPS



PROPERTY IS
15 MILES EAST
OF EDINBURGH
CITY CENTRE

LOCATION

Macmerry is situated in East Lothian, between the towns of Haddington and Tranent, on the A199 and lies approximately 15 miles east of Edinburgh.

The subjects are located on Macmerry Industrial Estate, just off the A1 trunk road. Macmerry Industrial Estate is home to a large number of occupiers such as East Lothian Council, Had Fab Ltd and Numac Precision Engineering.

Occupiers within the immediate vicinity to the premises include City Plumbing, City Heating Spares and Lothian Building Supplies.

Local amenities can be found within a relatively short distance: Costa Coffee Drive Thru, Aldi and Home Bargains (Haddington – 6 miles), Asda and Aldi (Tranent – 2 miles). The nearest train station is at Longniddry some 5 miles north.

DESCRIPTION

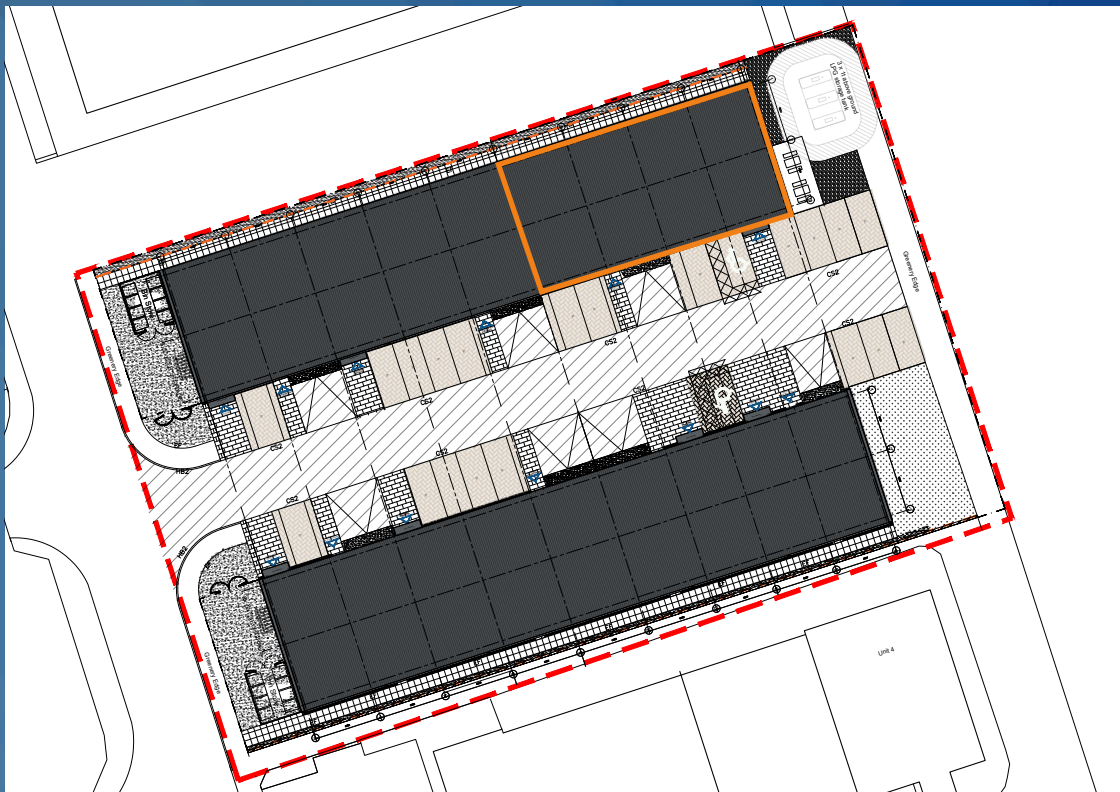
The new development at Macmerry Industrial Estate will provide an additional 16,000 sq.ft of industrial / business space. The new units will be arranged in 2 terraced blocks, comprising up to 6 individual units with sizes ranging from c.1,600 sq ft up to c.8,000 sq ft for a full terrace.

Internally, the units will benefit from an office and amenity block including for a disabled WC. The units will have all Electricity, Data ducting and Water capped at entry. The units will benefit from individual fire alarm systems and LED lighting.

The warehouses will have separate pedestrian access doors alongside the electrically operated roller shutter doors. Eaves are expected to be 4.8m at haunch rising to 6.25m at apex.

Externally the units will offer dedicated parking to the front of each unit with generous communal circulation space.





ACCOMMODATION

	SQ FT	SQ M
UNIT 1	1,776	165
UNIT 2	1,776	165
UNIT 3	3,967	369
UNIT 4	1,673	155
UNIT 5	2,589	241
UNIT 6	3,192	297

* These measurements are indicative only and will require to be confirmed following completion of the development.

Under Offer

TERMS / RENT / EPC/ OTHER CHARGES

Detail of rent, EPCs and other charges are available on request from the sole letting agents.

GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents.

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Ryden

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