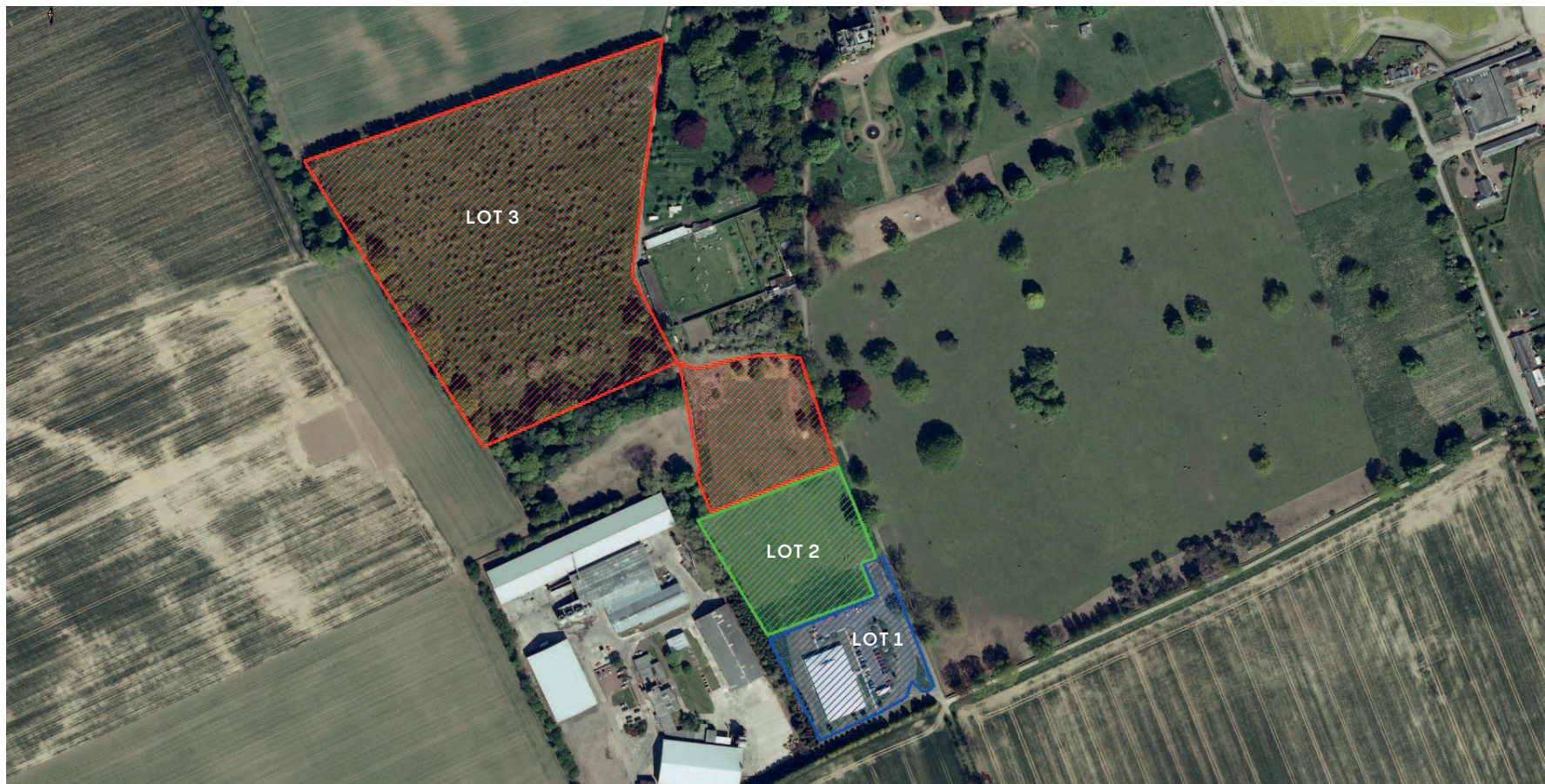


FOR SALE

ELVINGSTON SCIENCE CENTRE AND POTENTIAL DEVELOPMENT LAND



Elvingston, Tranent, East Lothian, EH33 1EH

Available as one or three separate lots

- Lot 1 — Elvingston Science Centre
- Lot 2 — Phase 2 Science Centre Land
- Lot 3 — Potential development site known as The Orchard (subject to planning)

LOCATION

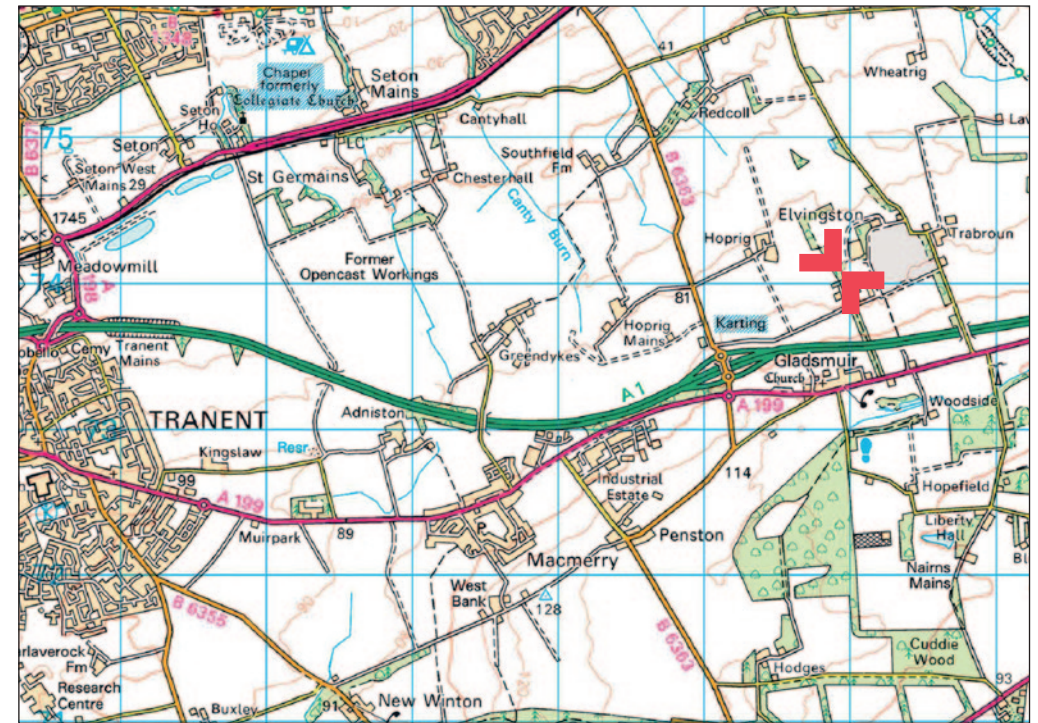
The property is located approximately mid-way between Tranent and Haddington in the heart of East Lothian. The property is located just off the B6363 on the north side of the Gladsmuir Junction off the A1.

DESCRIPTION

Lot 1 Elvingston Science Centre	Elvingston Science Centre comprises single storey office premises extending to 691.7 sq m (7,445 sq ft). The Science Centre is currently fully occupied by Charles River and provides good quality office pavilion space. The subjects benefit from car parking for circa 45 cars.
Lot 2 Science Centre — Development Land (Phase 2)	This plot is located to the north of the Science Centre and provides potential development land for a further phase of the Science Centre.
Lot 3 Potential development land known as The Orchard	The subjects comprise The Orchard which was part of Elvingston House.

ACCOMMODATION

	Floor	Description	Area	
Lot 1 Elvingston Science Centre	Ground	Office	697.7 sq m	7,445 sq ft
	Circa 45 car spaces			
Lot 2 Science Centre — Development Land (Phase 2)			0.6 hectares	1.48 acres
Lot 3 Potential development land known as The Orchard			4.535 hectares	11.2 acres



TENANCY INFORMATION

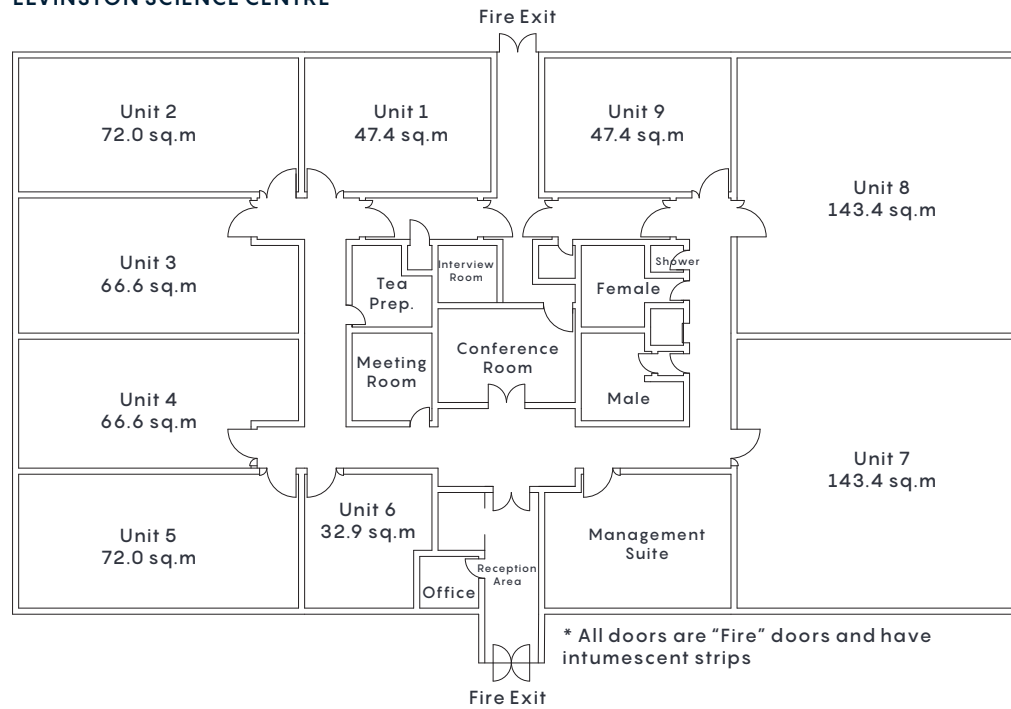
Elvingston Science Centre is fully let to Charles River Laboratories Edinburgh Ltd.

Common areas : tea prep, conference room, interview room and toilet facilities.

Salient lease points can be detailed below:-

Tenant	Charles River Laboratories Edinburgh Ltd
Subjects	Elvingston Science Centre
Lease Term	3 January 2015 to 2 August 2024
Rental	£110,026.24 per annum
Repairs and Insurance	Full repairing and insuring lease with service charge in relation to the common parts
Break Option	3 January 2021, subject to six months
Option to Purchase	Charles River Laboratories Edinburgh Ltd have the right to purchase at £1.25million plus RPI on the ninth anniversary of the lease ie. 3 January 2024.

ELVINSTON SCIENCE CENTRE



PLANNING

The East Lothian Local Plan 2008 is the relevant adopted plan for this area. The site is identified in the countryside area in the adopted plan and is also allocated as a Garden and Designed Landscape. The 2008 Local Plan also identifies part of the site for business use (plots 1, 2 and part of plot 3).

East Lothian Council is at the advanced stages of preparing the Local Development Plan. The Proposed Plan was published for consultation in September 2016 and the Examination stage has now been completed. It is anticipated that the Local Development Plan will be adopted mid/late 2018. The Proposed Plan removes the specific business use allocation for part of the site. The site is located within a Rural Diversification Area and remains allocated as a Garden and Designed Landscape.

Historic Environment Scotland removed the Elvingston Garden and Designed Landscape from the Inventory in September 2016.



A planning position report prepared by Graham + Sibbald Planning Department can be made available to parties upon initiating a formal note of interest in the property.

CLAWBACK

Lot 1 is subject to a clawback agreement in favour of Scottish Enterprise Edinburgh and Lothian which is secured over Lot 1. Scottish Enterprise Edinburgh and Lothian are entitled to a clawback payment of £240,000 plus RPI from July 2005 following a change of use of Lot 1 to classes 8 and 9 in the 1997 use classes order.

The successful purchaser will require to enter into a novation agreement or similar with Scottish Enterprise Edinburgh and Lothian. A copy of the clawback agreement and ancillary servitude can be made available upon parties initiating a formal note of interest in the property.



RATEABLE VALUE

According to the Scottish Assessors Association website Elvingston Science Centre has a rateable value of £72,950.

PRICE

Offers invited — either as one or three separate lots.

VIEWING AND FURTHER INFORMATION

Viewings can be arranged by appointment only through the sole agents:-

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB

To arrange a viewing contact:



Keith Watters
Partner
Keith.Watters@g-s.co.uk
0131 240 5326
07714 845629



Joe Helps
Surveyor
joe.helps@g-s.co.uk
0131 240 5290
07584 061146

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2018