

Cockenzie Business Hub

EDINBURGH ROAD, COCKENZIE, EAST LoTHIAN EH32 0XL



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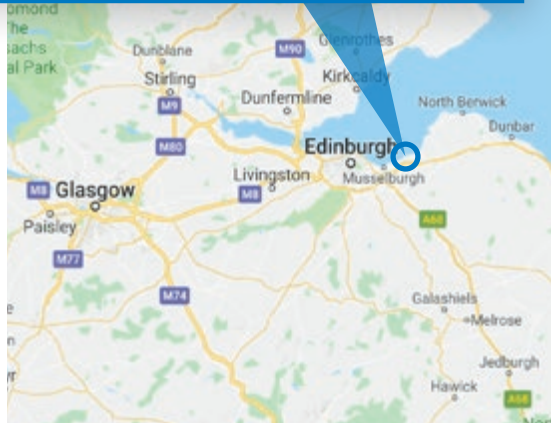


Business Suites | To Let

13.28 sq m (143 sq ft) to 393.87 sq m (4,239 sq ft)

- **Highly attractive business suites only 13 miles east of Edinburgh City Centre**
- **Located in popular seaside commuter village**
- **9 suites of varying sizes currently available**
- **Suitable for variety of business uses including office and leisure**
- **Meeting room available for external hire**
- **Only 1 mile from A1 trunk road junction**
- **Close proximity to Longniddry and Prestonpans train stations**
- **13 off road parking spaces**

LOCATION



The seaside village of Cockenzie is located 13 miles east of Edinburgh and is one of a cluster of settlements on this particular stretch of East Lothian coastline. Longniddry and Prestonpans are all in close proximity with Port Seton its nearest neighbour.

Cockenzie Business Hub enjoys prominent roadside frontage on the north side of Edinburgh Road, close to the junction with East Lorimer Place. It benefits from good access to the A1 trunk road with the nearest junction only 1 mile away.

Following the closure of nearby Cockenzie Power Station in 2013, the area has begun to go through a period of economic change with a new energy park proposed for the former power station site. Also, within the next decade, up to 6,000 new homes and community facilities are planned for the former Blindwells Opencast Mine less than a mile from Cockenzie.

Public transport, meanwhile, is widely available with regular bus and rail services. The train stations of Longniddry and Prestonpans are located within 3 miles and 2 miles respectively offering regular rail services to Edinburgh Waverley.

DESCRIPTION



THE CENTRAL ATRIUM

The subjects comprise a building of traditional sandstone construction with a slate pitched roof arranged over two floors, with a central atrium and car parking to the front and rear.

Dating back to 1865 the building was originally Cockenzie School and this history of education is emphasized by some of the features such as the high ceilings enjoyed in the suites. The building extends to approximately 7,055 sq ft capable of accommodating up to 20 enterprises in business suites of varying sizes.

The ground floor suites are configured off a central corridor which leads through to a bright and airy central atrium with stores and WC facilities set off to the side. The upper floor consists of further offices, a large meeting room, tea prep and further WC facilities.

The business suites are suitable for a variety of uses and current occupiers include: Greentrax Recordings, Funki Fingers, Opal Personal Finance and Asbestos Surveys and Advice.

ACCOMMODATION

Following a recent inspection of the premises we calculate the approximate net internal area of the building to be approximately 7,055 sq ft.



The following is a schedule of the accommodation currently available:

Floor	Suite	Size (sq ft)
Ground	8	184
	9B	205
	10	554
	18	1,047
First	3	143
	5B	290
	7	428
	12	702
	14	686
Total Area		4,239

Each suite contains electric storage heaters, power sockets, data boxes and modern lighting. The majority of rooms also benefit from new double-glazed sash and case windows.

Suite 18 is the former school gym floor and benefits from a reinforced concrete floor and garage style access doors off New Street to the rear of the property. As such, interest from businesses seeking space for a gym or workshop space is invited.

PICTURE GALLERY



UPPER ATRIUM



SUITE 5B



SUITE 14



SUITE 18



SUITE 12

LICENSE AGREEMENT

Rooms will be let on a flexible License Agreement for a minimum 3-month to 6-month term with consideration given to longer-term interests.

RENTAL

Rents will be quoted to interested parties on application.

All tenants are responsible for building service charges, utilities and insurance in addition.

PARKING

There are 13 car parking spaces to the front and rear of the building available on a first come first served basis.

Additional unrestricted parking is available on School Lane and Edinburgh Road.

RATEABLE VALUE

Due to the current multi-tenanted use each suite is listed individually in the Local Assessors Roll. Interested parties are invited to make their own enquiries in this regard via the Scottish Assessors website (www.saa.gov.uk).

Occupiers may be eligible for rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is served by mains electricity and water with many of the business suites having their own sub-meter.

ENERGY PERFORMANCE CERTIFICATE

Rated 'E'.

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland plc.

Iain W Mercer

Director of Commercial Agency (East)

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