



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](https://twitter.com/AlliedEdinburgh)  
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## THE COCKENZIE HUB BUSINESS SUITES - TO LET

Edinburgh Road, Cockenzie & Port Seton, East Lothian, EH32 0XL

- ✔ Highly attractive business suites and storage with off street car parking and local amenities nearby
- ✔ Existing occupiers include: Heavy Sound CIC, Greentrax Recordings, Andrew Crummy, BTM Cleaning and Asbestos Surveys
  - ✔ Only 1 mile from A1 trunk road and 13 miles east of Edinburgh
  - ✔ All inclusive rent and short-form lease to provide immediate entry
    - ✔ From 6.23 sq m (67 sq ft) to 289 sq m (3,115 sq ft)

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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## 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.

The Cockenzie 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.

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 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. The building extends to approximately 7,055 sq ft capable of accommodating up to 20 enterprises in business suites and stores 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, Heavy Sound CIC, Andrew Crummy and Asbestos Surveys and Advice.

## VIEWING AND FURTHER INFORMATION

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

Iain W. Mercer | Tel. 0131 357 4455  
iain.mercer@alliedsurveyorsscotland.com

## ACCOMMODATION

The following is a schedule of the accommodation currently available:

Floor	Suite	Size (sq ft)
Ground	1	447 (from 31 Dec 2020)
Ground	5	554
Ground	7	67 (store)
Ground	10	269 (store)
First	15	290
First	16	428
First	17	358
First	20	702

**Total 3,115 sq ft**

## RENT

The suites are available at a rate of £15 per sq ft inclusive of rent, utilities and service charges. VAT is applicable.

Storage will be priced on application.

## LEASE TERMS

The subjects are made available on the basis of a minimum 3-year lease term.

## 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](http://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. The cost is included in the rental charge.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

## ENTRY

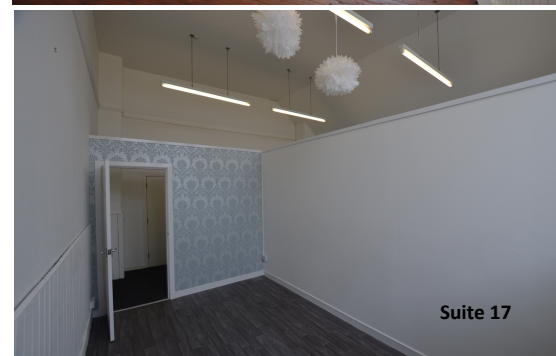
Immediate entry can be given on completion of a short-form lease and deposit payment.



Suite 15



Suite 16



Suite 17



Suite 20

