



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0131 357 4455    [@AlliedEdinburgh](#)  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



## TO LET

3 Cockburn Halls, Ormiston, East Lothian, EH35 5JB

- ✔ Good quality self-contained office with parking
- ✔ Flexible lease/licence terms
- ✔ Only 10 minutes from A1/Tranent
- ✔ Qualifies for 100% rates relief

Commercial Valuation | Agency | Investment Advice  
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## LOCATION

Cockburn Halls, a former Miners' Institute dating back to the 1930s, are located just off the B6371 in the quiet East Lothian village of Ormiston, at the corner of Main Street and George Street.

Ormiston sits in beautiful, rolling countryside in a convenient location just 5 minutes drive from the A1 and the A68. The village is about 10 minutes from the City Bypass and half an hour from the centre of Edinburgh (14 miles).

The property, which benefits from parking directly outside, is only a short walk from a number of amenities including a Co-op, Post Office, café, a pub and a restaurant.

## DESCRIPTION

The subjects form part of an attractive building which has been renovated and maintained to a high standard throughout. Originally dating back to the 1930s, the building's architecture is reflective of its era. Ormiston's unique War memorial stands at the entrance to Cockburn Halls on Main Street and provides a striking entrance to Cockburn Halls 1, whilst Cockburn Halls 2, 3 and 4 are accessed from entrances off George Street.

The subjects are entirely self-contained and the private entrance foyer leads through to an open plan office with a smaller private office to the rear. There is a further private office situated just to the right of the open plan space with a separate meeting room adjacent to the main entrance. There is a staff kitchen as well as WC facilities which are exclusive to the accommodation.

Our client's intention is to secure an occupier for the whole accommodation but consideration will be given to leasing individual rooms on a short-term licence basis.

## ACCOMMODATION

According to our recent measurement survey the accommodation extends to the following approximate net internal area:

111 sq m (1,200 sq ft)

## RENTAL

The subjects are available to lease at a rental of £1,200 per calendar month.

## LEASE TERMS

The subjects are made available on an internal repairing and insuring (IRI) basis with flexible terms on offer. A minimum term of 12 months is sought along with a rent deposit.

In addition, there is a service charge for upkeep and maintenance of the common parts and building's insurance.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects are entered into the valuation roll with a rateable value of £7,000. The uniform business rate for the current year is 0.48 pence in the pound.

Occupiers may be eligible for 100% 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

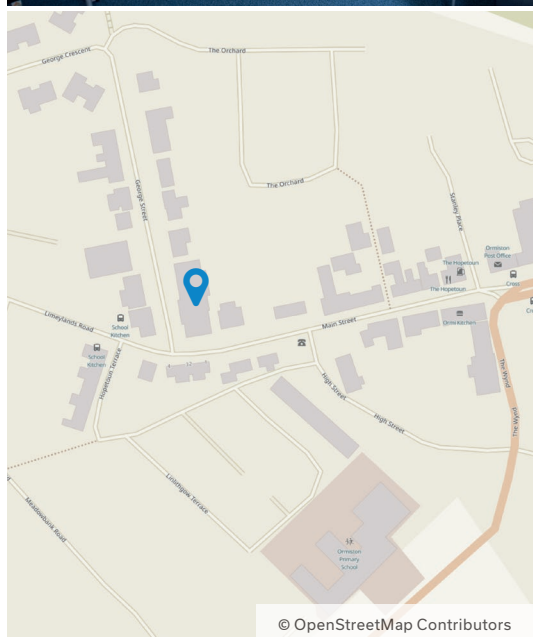
The property is served by mains gas, electricity and water. There is also a fast broadband connection.

## LEGAL COSTS

The landlord will provide a short-form five page lease for parties to enter into keeping any legal costs to a minimum.

## ENTRY

Upon receipt of a rental deposit, satisfactory references and signing of the lease.



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## VIEWING AND FURTHER INFORMATION

By appointment through the letting agent, Allied Surveyors Scotland PLC.

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