

TO LET

RARELY AVAILABLE INDUSTRIAL PREMISES

Located within the heart of Macmerry
Industrial Estate

Offers over £99,500 per annum

Situated in highly sought-after East
Lothian Industrial Estate

Premises extends to 1,413 SQM
(15,217 SQFT)

Easily accessible from the A1 & A702

Benefits from 3 phase power supply
& electric roller shutter



WHAT 3 WORDS



8A MACMERRY INDUSTRIAL ESTATE, TRANENT, EH33 1RD

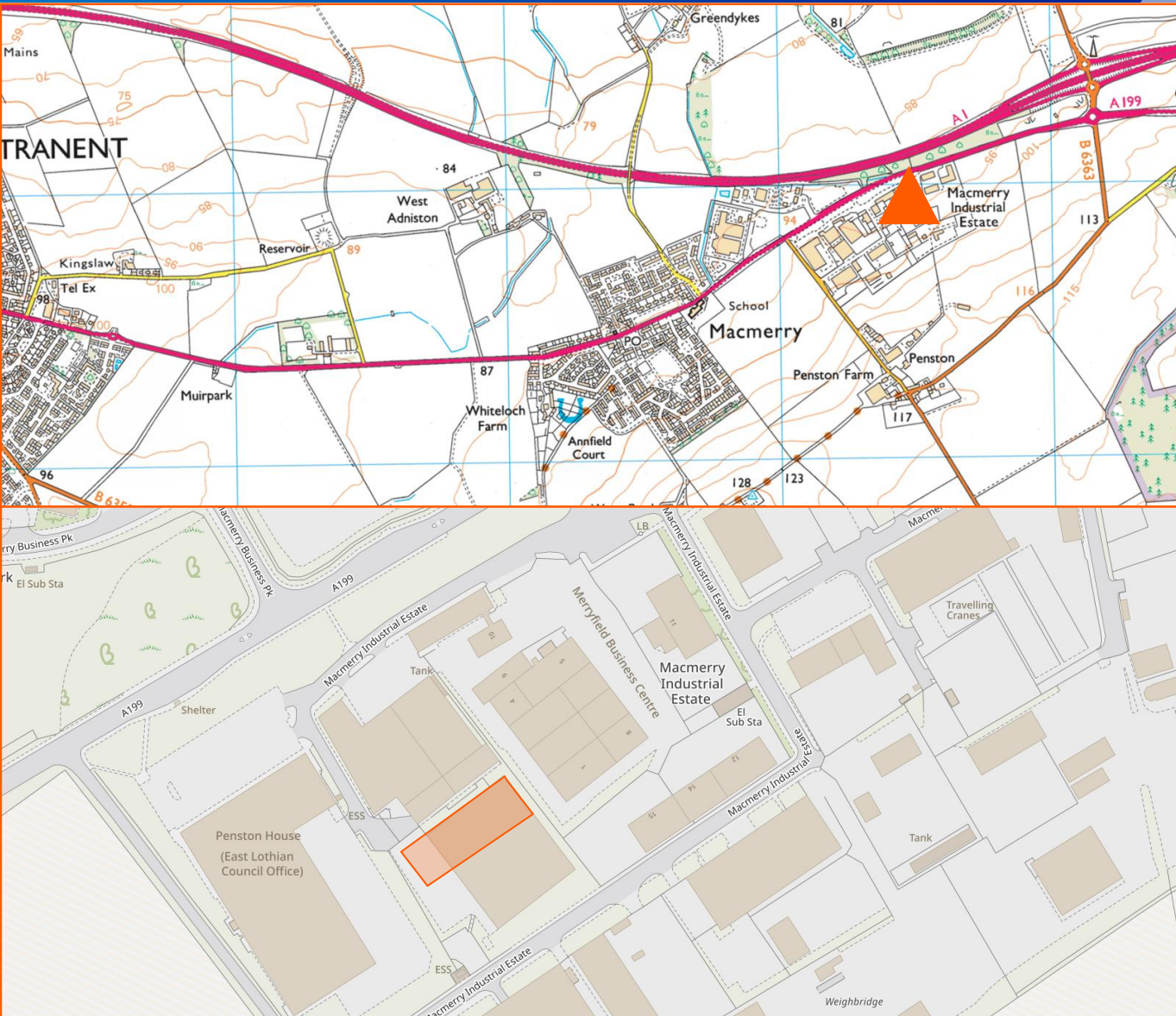
CONTACT: Emily Anderson emily.anderson@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**





Location

8A MACMERRY INDUSTRIAL ESTATE, TRANENT, EH33 1RD



Location

The subjects are prominently located within Macmerry Industrial Estate, a well-established and strategically positioned business location situated in Tranent, East Lothian. The estate lies approximately 11 miles east of Edinburgh city centre, offering occupiers convenient access to both local and national road networks.

Macmerry Industrial Estate benefits from excellent connectivity, with direct access via the A1 trunk road, one of Scotland's principal arterial routes. The A1 provides swift and efficient links to the A702 Edinburgh City Bypass, enabling seamless travel across the Edinburgh area and direct connectivity to Central Scotland's motorway network, including the M8, M9, and M90. This strategic location makes the estate highly accessible for logistics, distribution, and service-based operations.

The estate has long been recognised as a key industrial and commercial hub in East Lothian, home to a mix of local, regional, and national occupiers. The unit occupies a position on the western side of the estate, surrounded by a diverse range of businesses, including George Brown & Sons, Lothian Building Supplies, and Edinburgh Drone Company contributing to the estate's vibrant and well-supported commercial environment.

**Rarely available opportunity within
highly sought-after Industrial Estate**



VIRTUAL TOUR



Description

8A MACMERRY INDUSTRIAL ESTATE, TRANENT, EH33 1RD



Description

The subjects comprise a semi-detached, single-storey industrial premises of steel portal frame construction, with profile-clad walls and a newly installed profile-clad pitched roof. Natural light is provided through translucent roof panels, enhanced by a combination of sodium and fluorescent light fittings.

Internally, the unit offers open-plan warehouse accommodation incorporating ancillary office space, staff kitchen facilities, and separate male and female WC facilities.

The property benefits from a minimum eaves height of approximately six meters, a three-phase power supply, and a fenced yard located directly in front of the premises. Vehicular access is provided via an electric roller shutter door, with separate pedestrian access also available.

Accommodation

Description	m ²	ft ²
Ground Floor	1,413	15,217
TOTAL	1,413	15,217

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor plan

8A MACMERRY INDUSTRIAL ESTATE, TRANENT, EH33 1RD





The Detail

8A MACMERRY INDUSTRIAL ESTATE, TRANENT, EH33 1RD

Lease

Offers over £99,500 per annum

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £58,400 which will result in a rates payable of approximately £29,842.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction. The in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Emily Anderson

Emily.anderson@shepherd.co.uk



Hannah Barnett

Hannah.barnett@shepherd.co.uk

Shepherd Chartered Surveyors

12 Atholl Crescent, Edinburgh, EH3 8HA

t: 0131 225 1234



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **September 2025**

