

DM HALL

To Let
Industrial Premises



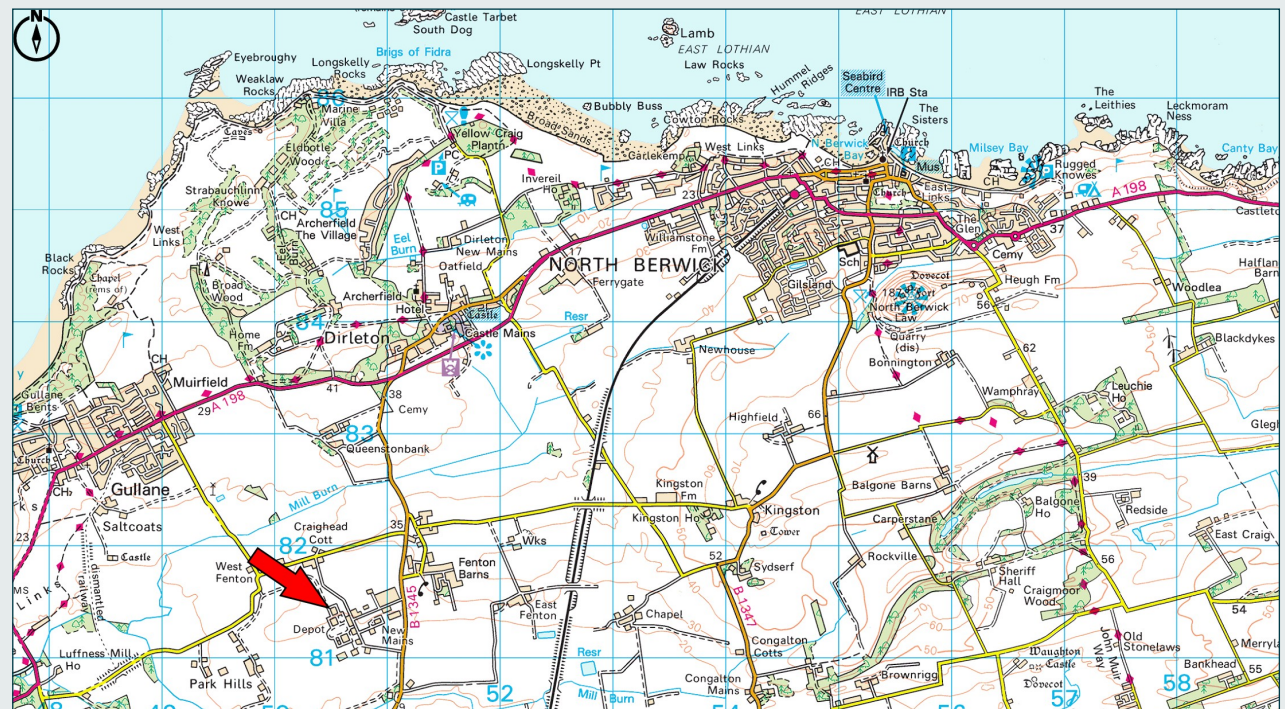
Hangar 3,
Drem Airfield,
North Berwick,
EH39 5AW



1,681 SQ M
18,102 SQ FT

Property Details

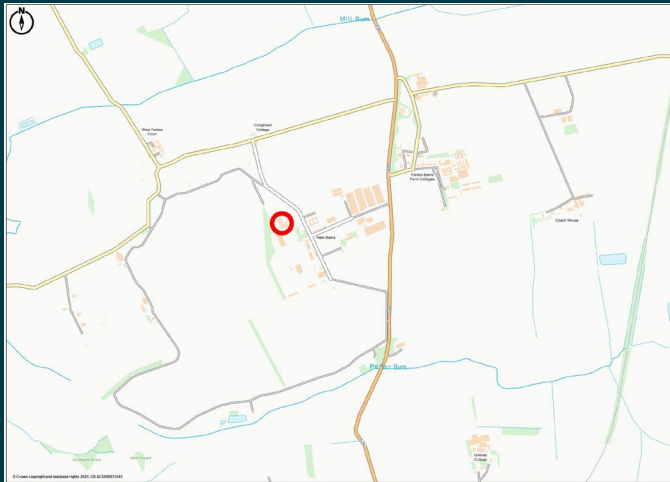
- Exceptional industrial premises available on new Full Repairing and Insuring lease agreement
- Fully structured steel mezzanine offering excellent storage and further industrial/workshop space
- Benefits from mezzanine level office, meeting/board areas and staff welfare facilities
- Double insulated profile metal sheet roof
- Situated within unique Drem Airfield yard location within close proximity to East Lothian towns such as North Berwick, Gullane, Aberlady and Longniddry
- Benefits from ample parking facilities within yard adjacent to the building
- Eaves of 8.27m and apex of 9.01m
- Rental offers over £85,000 per annum (exc. of VAT)



Property Details

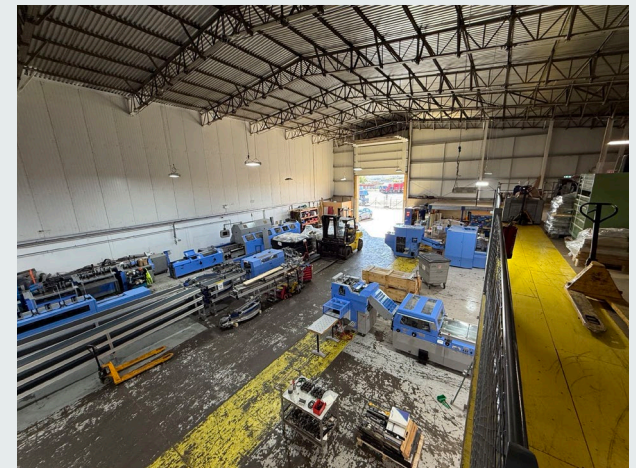
LOCATION:

The subjects are located at Drem Airfield, on the Andrew Black Haulage estate, within the Drem/Fenton Barns area of East Lothian. The subjects are well accessed off the B1345 from Direlton to the north and Drem to the south, and are a short drive away from Drem train Station (1.2 miles), as well as East Lothian's primary destination town of North Berwick (5 miles). The premises is further only a 5.5 mile drive to the A1 road network that provides direct access to the south of the country, as well as offering a direct route into the east of Edinburgh and Edinburgh City Bypass.



DESCRIPTION:

The subjects comprise an industrial/workshop/warehouse premises of steel portal frame construction with profile metal sheet cladding to the exterior walls and a double skin and insulated profile metal sheet roof. The subjects offer generous communal yard space to the front of the premises, as well as ample parking facilities to the side of the building.



Property Details

Internally, the subjects offer considerable industrial space with solid load bearing concrete floor, as well as a fully structured steel mezzanine that offers further storage and workshop space. The mezzanine also benefits from a well-formed office compartment/cabin that further offers board/meeting space, staff kitchenette and a W/C compartment. An oil-fired combat system serves the premises with artificial lighting being provided by way of suspended light fittings.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

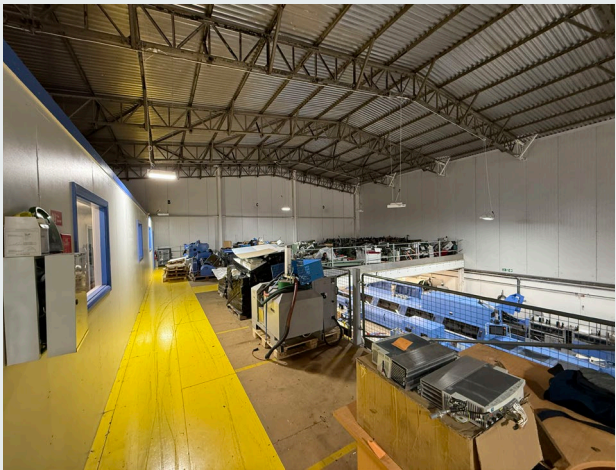
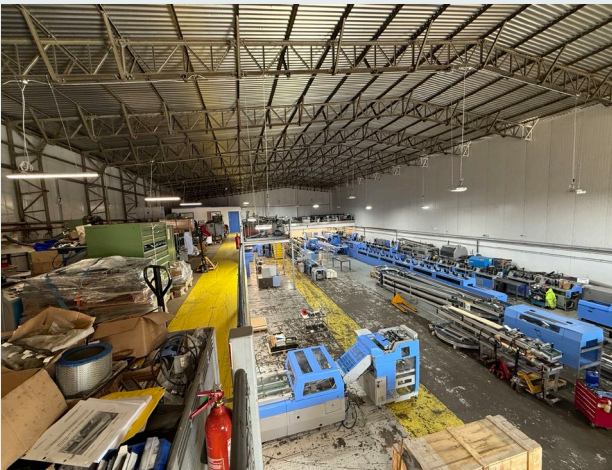
Accommodation	Floor	SQ M	SQ FT
Industrial, workshop, warehouse, storage	Ground	1,165	12,546
Office, staff, W/Cs, storage	Mezzanine	517.76	5,562
Total		1,681.76	18,102

SERVICES:

The subjects benefit from mains electricity, water and sewage, with heating being provided via an oil-fired combat system.

LEASE TERMS:

We are seeking offers over £85,000 per annum (exc. of VAT) on a new Full Repairing and Insuring lease agreement for a term to be agreed.



Other Matters

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

The subjects will require to be assessed individually for business rates purpose upon occupation by the new tenant.

PROPOSAL:

All proposals to lease should be sent directly to the sole marketing agents.

LEGAL COSTS:

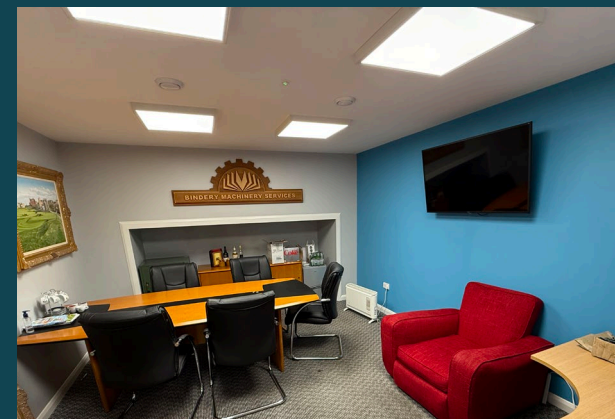
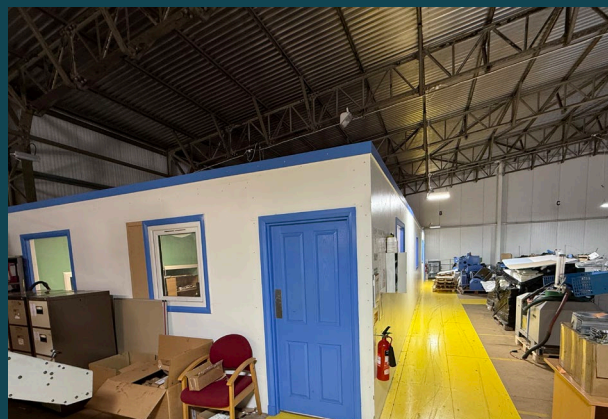
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing agents:-



ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

Make an enquiry

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DM HALL



Regulated by
RICS

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