

Ryden

TO LET

LEISURE / INDUSTRIAL OPPORTUNITY
2,617 SQ M (28,172 SQ FT)



BUILDING 1
SUNNYSIDE FARM
HADDINGTON
EAST LoTHIAN
EH41 4PZ

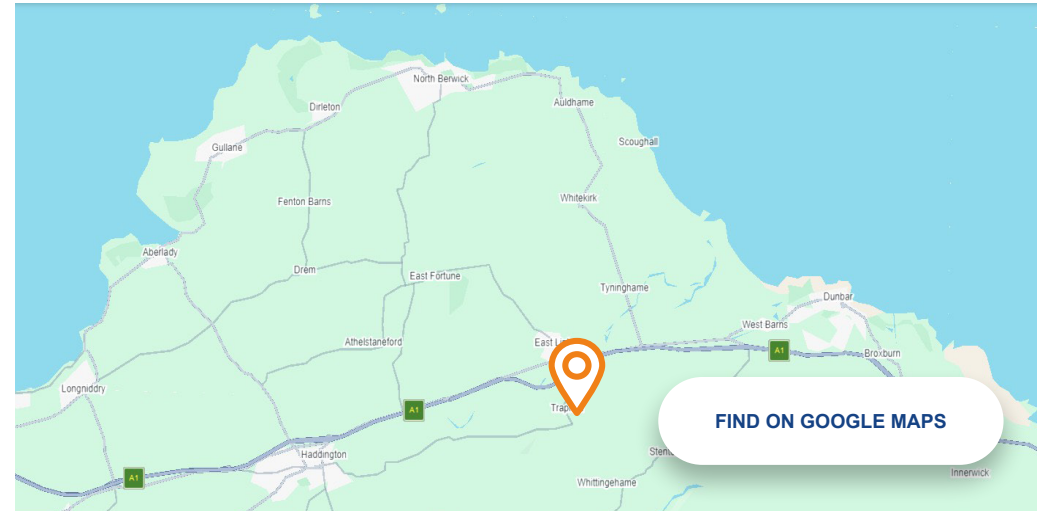
MINIMUM EAVES HEIGHT
OF 4.7M RISING TO 6M

SECURE SITE WITH
EXTENSIVE YARD AND CAR
PARKING AVAILABLE

AVAILABLE IMMEDIATELY

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)





LOCATION

The property is located within the popular district of East Lothian, situated between Haddington and East Linton, close to the A199 road and the A1 Abbotsview Junction which connects Edinburgh to the east coast.

More specifically, the property is located within Sunnyside Farm which offers an attractive rural setting whilst being highly accessible with Edinburgh approximately 25 minutes drive away. The property is also 6 miles west of Haddington, 7 miles west of Dunbar and 8 miles south of North Berwick.

Nearby occupiers and amenities include Haddington Retail Park, Foxlake Adventures, Whitekirk Hill, National Museum of Flight, the Scottish Agricultural College, and various amenities in the nearby towns and villages.

DESCRIPTION

The premises comprise a standalone building which has been purpose built as an equestrian centre along with extensive outdoor yard and car parking facilities.

The building is of steel frame construction

with steel a pitched steel clad roof and wooden cladding to the side elevations.

Internally the property provides uninterrupted open accommodation which benefits from a minimum eaves height of 4.8m to the underside of the cladding rising to over 6m along with 3 phase electricity supply, LED lighting and electric roller shutter door.

ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6 th Edition) to provide a following Gross Internal Area of 2,617 sq m (28,172 sq ft)

YARD SPACE

The property benefits from extensive yard and car parking facilities which can be allocated subject to agreement. The total site area extends to 3.5 acres.

PLANNING

The premises are potentially suitable for a wide variety of alternative uses including padel tennis, rock climbing, gymnasium, storage, general industrial, or agricultural purposes, subject to obtaining the necessary planning consents.

TERMS

The premises are available on a new lease for a period and rent to be agreed. Further information on lease terms are available from the letting agent.

BUSINESS RATES

We are advised by the local Assessor that the property has a Rateable Value of £18,700 which results in rates payable (2026/27) of approximately £8,995 per annum with potential for relief via Small Business Rates Relief. Interested parties are advised to speak with the local Assessor.

VAT

All prices are quoted exclusive of VAT.

EPC

Available on request.



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GET IN TOUCH

Please get in touch with our letting agent for more details.

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