



comes to...

# Satellite Park Macmerry

EAST LOTHIAN



**For Sale or To Let** Two storey self contained offices

**1,250 ft<sup>2</sup>** (116 m<sup>2</sup>) to **6,000 ft<sup>2</sup>** (557 m<sup>2</sup>)

[www.businesshomes.com](http://www.businesshomes.com)



• Self contained 2 storey • Designated free car parking • Your own front door

## Making Work a Pleasure



• A well managed estate • Low maintenance stylish landscaping • State of the art - CCTV monitoring system

## Attention to Detail, Inside and Out



• Each floor self contained • Suites from 1,250 ft<sup>2</sup> - 6,000 ft<sup>2</sup> • Male & female w.c's on each floor • Kitchen on each floor

All photos are indicative

**Tel: 0870 441 2222**

# Tailored Terms to Suit Your Needs...

## Owner Interest

- Each unit available to purchase.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

## Leasehold

- Flexible lease terms available to suit your business needs.

## Quoting Prices

- Price and rental figures available on application.

## VAT

- VAT will be charged on rent and sale prices.



## A Secure Environment = Peace of Mind



## Security - We Care

State of the art Security is provided by GSS which includes:-

- Remote Monitored CCTV systems 24/7/365, with audio to frighten and inform intruders of their detection on the development.
- An Internal Intruder Alarm System is installed and connected to the security control centre, the sensors are fitted at the occupier's expense to suit the fit out.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to car etc when leaving the building outside normal office hours, with voice contact via the audio system.
- Zero False Alarms record, means prompt Police response to Business Homes/GSS activations is guaranteed.
- Other elements of the building can be monitored via this system, including fire alarm, temperature control if specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.



Kitchen includes dishwasher, fridge, sink and storage



Suspended ceilings with recessed lighting



Contemporary entrances

## A Quality Specification for Quality Businesses



Full accessed raised floors



Male & female w.c's on each floor



Air conditioning as an optional extra (comfort cooling/conditioning)

## Finished to a Market Leading Specification



Tailor-made telecommunications and connectivity to suit



Full "Disability Discrimination Act" compliant with disabled toilet, kitchen, lift and access  
Failure to comply with this new legislation, enables those who are disabled to make a complaint to the relevant authority and will end in the prevention of the buildings use, and/or fines. May 1st 2004



Free space planning service available  
All photos are indicative.

# Satellite Park, Macmerry

EAST LOTHIAN

## Satellite Park, Macmerry, East Lothian



Tel: 0870 441 2222

# Schedule of Accommodation

Unit	Ft <sup>2</sup>	M <sup>2</sup>	Car Parking	Typical Occupation Numbers
1	4,157	386	16	20-50
2	2,648	246	11	12-30
3	2,648	246	11	12-30
4	2,648	246	11	20-40
5	2,648	246	11	20-40
6	4,157	386	16	20-50
7	6,168	573	24	50-70
8	2,648	246	10	25-55
9	2,648	246	10	25-55

Each building has the potential to be split on a floor by floor basis with suites from 1,250 ft<sup>2</sup> (116 m<sup>2</sup>).

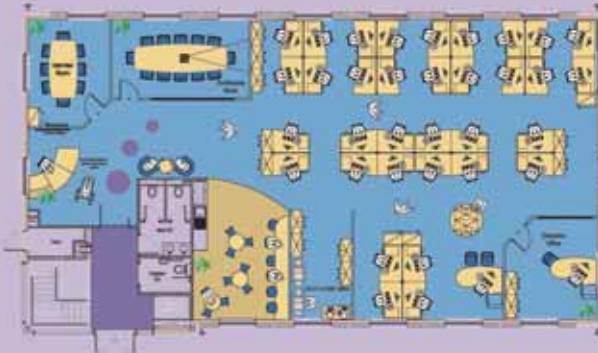


## The Perfect Environment for Your Business

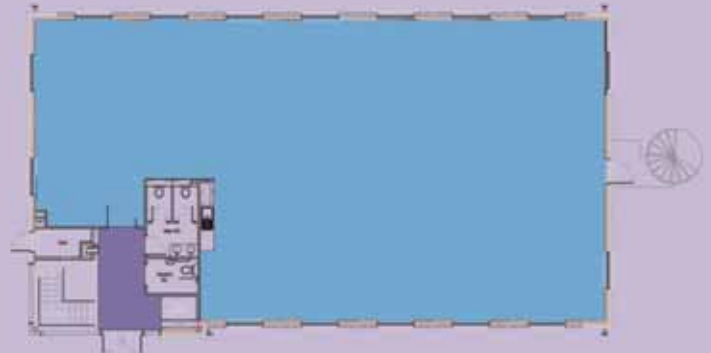
### Floor Plans

#### Typical Floor Layout - Detached

Ground Floor

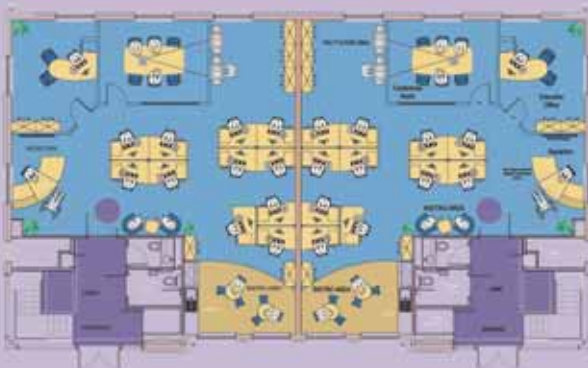


First Floor

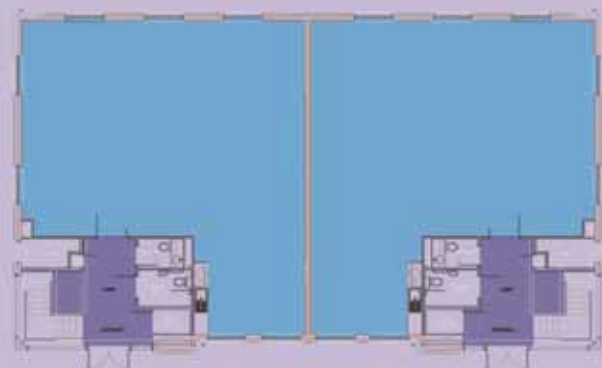


#### Typical Floor Layout - Semi Detached

Ground Floor



First Floor



# LOCATION, LOCATION, LOCATION



A Development By:



**BUSINESS HOMES**  
**0870 441 2222**  
[www.businesshomes.co.uk](http://www.businesshomes.co.uk)

Speak to Development Director  
James Houlston

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## Location

- Satellite Park is situated on the A1 which is the principal route to the east of Edinburgh linking Scotland with the North East of England.
- Macmerry is 18 miles to the east of the city centre and provides excellent road access to the city bypass and motorway network beyond.

## Distances

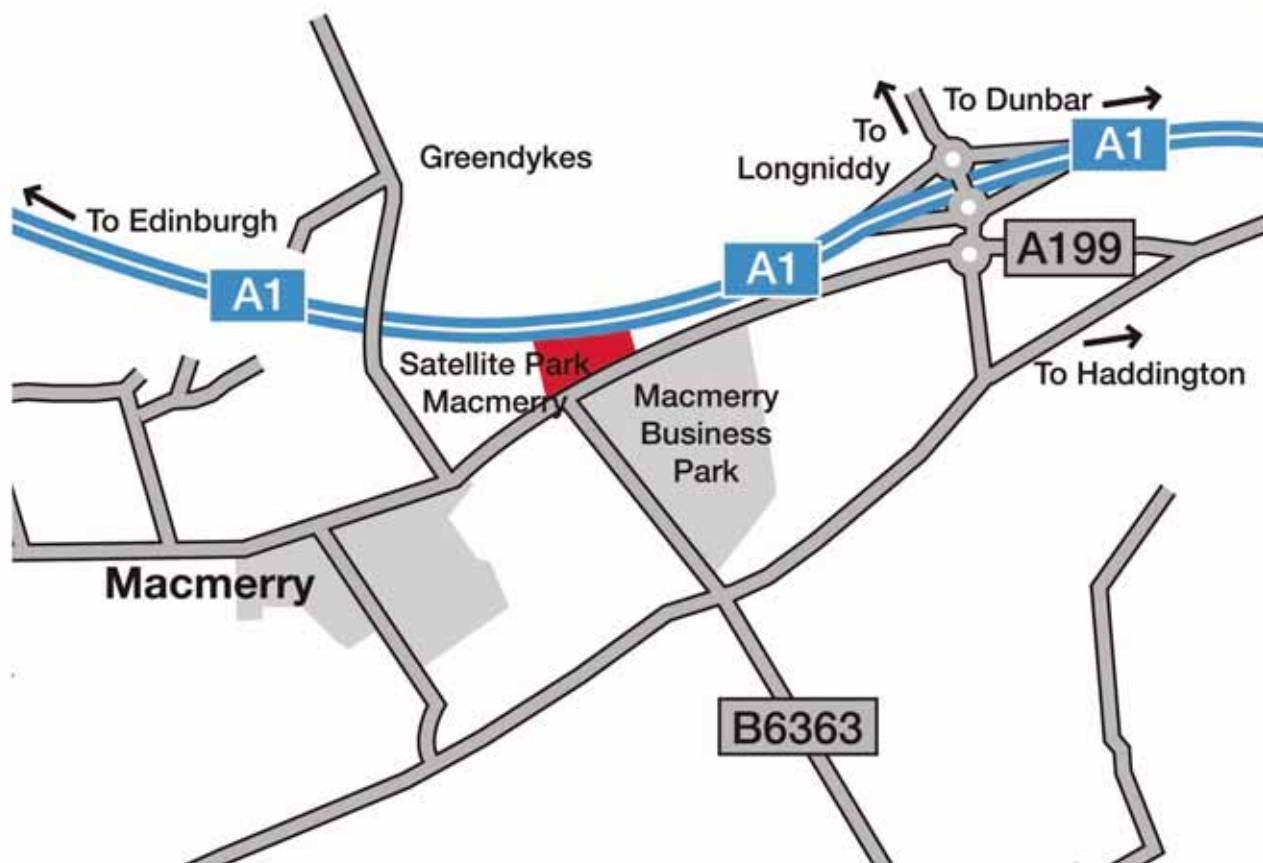
Haddington	5 Miles
Gullane	9 Miles
North Berwick	13 Miles
Edinburgh City Bypass	13 Miles
Edinburgh City Centre	18 Miles
Dunbar	19 Miles
Edinburgh Airport	22 Miles
Glasgow	60 Miles

# Satellite Park, Macmerry

## EAST LOTHIAN

### Local Amenities Situated within a 2 mile radius

- 1) Hotels
- 2) Newsagents
- 3) Pubs
- 4) Restaurants
- 5) Sandwich Shops
- 6) Doctors Surgery
- 7) Supermarket
- 8) Rail Station
- 9) Leisure Amenities
- 10) Petrol Station
- 11) Post Office
- 12) Pharmacy
- 13) Bank



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