



## Former Craigrigg Brickworks, Bridgehouse, EH48 3DH

- Former brickworks situated in rural location
- Suitable for a variety of uses
- Up to 10.45 acres available
- Rent on Application

## LOCATION DESCRIPTION

The former Craigrigg Brickworks is located within a rural location being situated just outside the village of Bridgehouse within West Lothian, lying approximately 4 miles Northwest of Bathgate and 9 miles south of Falkirk.

The site itself can be accessed via the B8028 with the site currently having a couple of access points directly off this.

Please see the appended map for specific location.

## DESCRIPTION OF PROPERTY

The subjects comprise a former Brickworks site which has long been demolished with none of the buildings remaining on the site.

The site currently comprises land with some wooded areas and a pond to the western edge. However once cleared this could provide excellent storage facilities within easy reach of Junction 4 of the M8 motorway.

## ACCOMMODATION

We have measured the site using the online mapping system Edozo and estimate it to be around 10.45 acres.

## TO LET

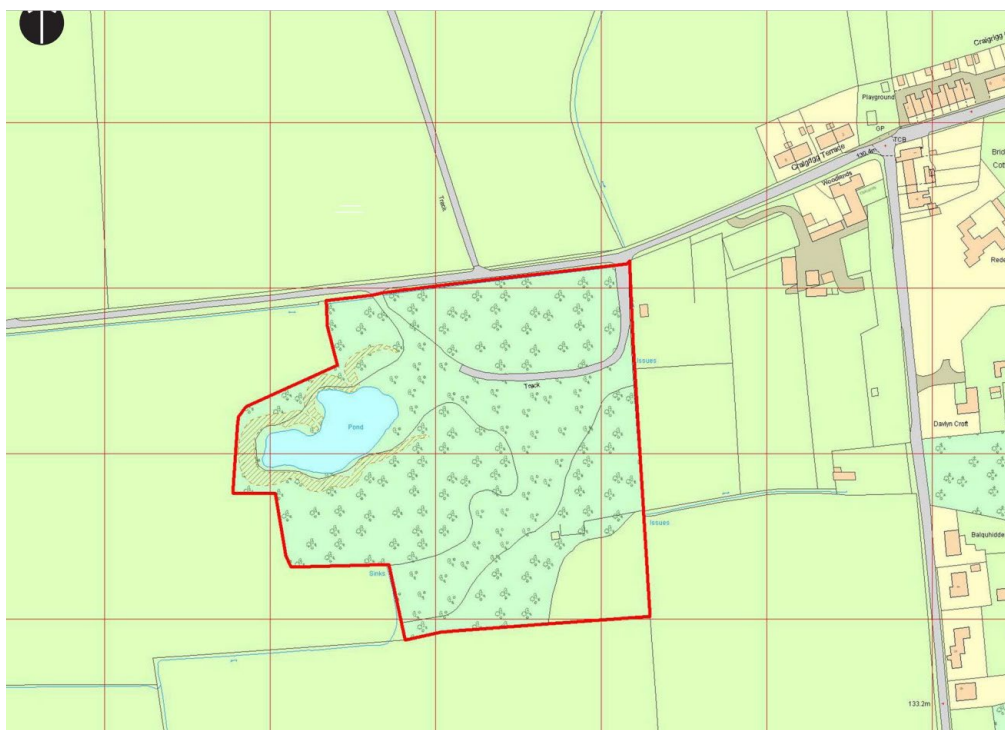
Offers are invited and rental will be dependant upon the amount of land required.

## RATEABLE VALUE

Rates will need to be re assessed dependent upon prospective tenants' usage.

## LEGAL COSTS + VAT

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



To arrange a viewing please contact:



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## IMPORTANT NOTICE

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