

TO LET
OFFICE

 GRAHAM
SIBBALD



Pinnacle House, Mill Road Industrial Estate,
EH49 7SF

- A range of refurbished serviced office suites
- Designated on-site secure parking
- All-inclusive rent payment
- Flexible lease terms
- Suites ranging from 150 sq ft — 873 sq ft



LOCATION

The subjects are situated within the Scottish town of Linlithgow, offering an easily accessible location within Central Scotland, approximately 20 miles West of Edinburgh and 19 miles East of Stirling.

Linlithgow has a resident population of approximately 16,500 persons and continues to grow due to its popularity as a commuter town, with the M9 located nearby providing a strong link for Central Belt access.

More specifically, Pinnacle House Business Centre is located within the Mill Road Industrial Estate, situated under 2 miles East of the Linlithgow Train Station.

Pinnacle House hosts a number of local and national occupiers, including DB Group (Europe) Ltd and Vincent Throp Limited.

DESCRIPTION

Pinnacle House Business Centre is a large serviced office building, offering a range of fully refurbished cellular and open plan office spaces readily available to let.

There are various ground floor office suites available ranging from 150 sq ft — 873 sq ft along with a 276 sq ft suite located at first floor level.

There is an option to let suites individually or collectively.

The suites benefit from designated onsite secure parking.

ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring Practice 6th edition on a Net Internal Area basis:

Suite	SQFT	SQM
6	151	14
7	151	14
10-12	873	81.14
18	227	25.7

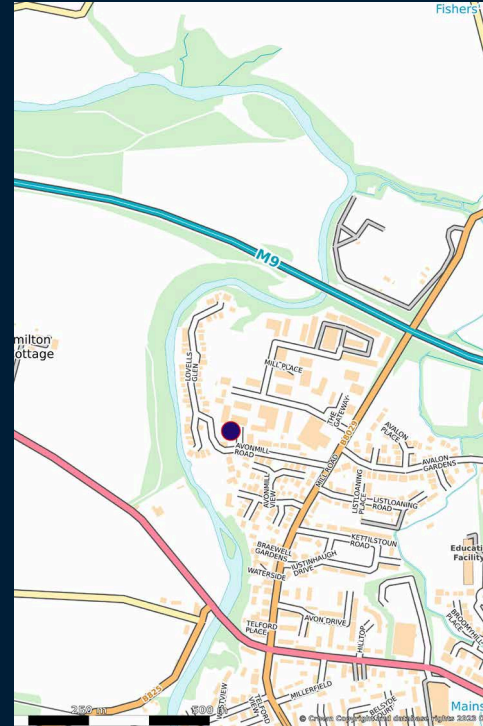
RENT

An all-inclusive payment terms are available to include rent, utilities, cleaning (of common parts) and insurance.

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have current rateable values of:

Suite	Rateable Value
6	£1,650
7	£1,600
10-12	£4,500 collectively
18	£2,800



Prospective occupiers could benefit from 100% rates exemption in line with the Small Business Bonus Scheme.

LEGAL COSTS + VAT

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

EPC

EPC will be available upon request.

To arrange a viewing please contact:



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IMPORTANT NOTICE

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