



TO LET/MAY SELL



WESTERTON
HOUSE

1A WESTERTON ROAD
EAST MAINS INDUSTRIAL ESTATE
BROXBURN, EH52 5AU

REFURBISHED OFFICE
BUILDING WITH 33
CAR PARKING SPACES

4,829 – 9,658 SQ. FT.

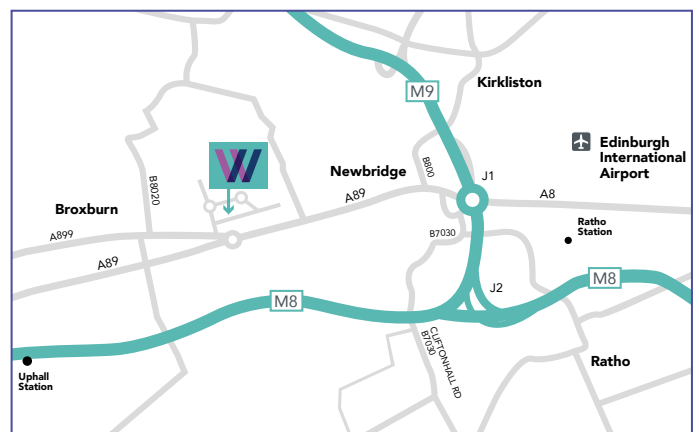
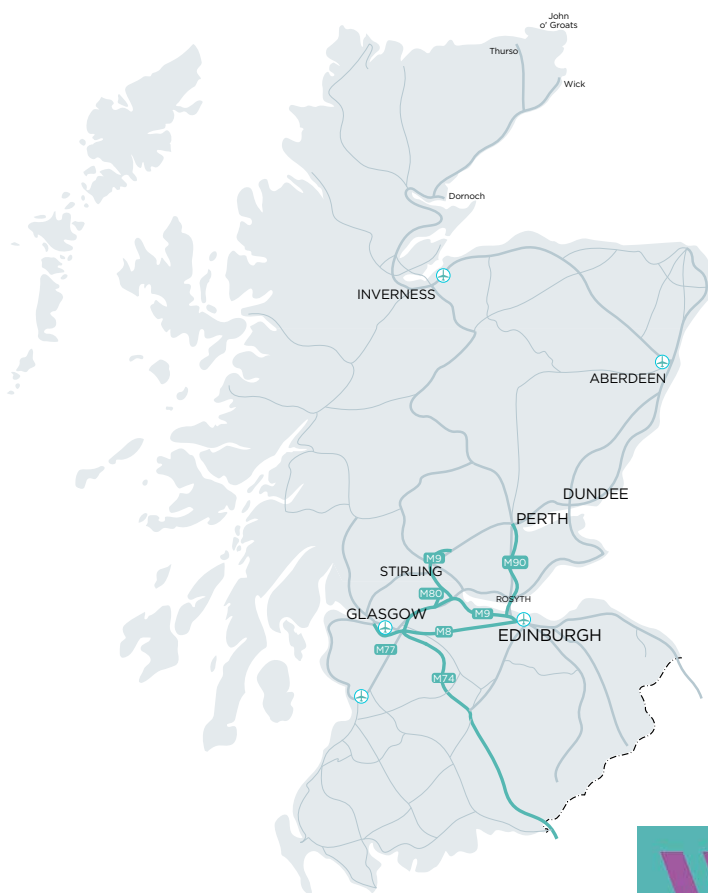


LOCATION

Broxburn is located 13 miles (21 km) west of Edinburgh and is accessed via the A8 and A89 leading into the A899. It is situated approximately 5 miles (8.0 km) from Edinburgh Airport, and to the north of Livingston. Broxburn has established bus routes and the nearest railway station is at Uphall Station providing links to Livingston, Bathgate, Airdrie, Glasgow and Edinburgh.

The premises are situated next to Westerton Industrial Estate, on the north side of Westerton Road, within East Mains Industrial Estate, accessed just off Dunnet Way.

Other occupiers on the estate include: Diageo, Eastern Western Motor Group and the Scotch Malt Whisky Society.



Location	Distance (Miles)	Time (Hrs)
Edinburgh	13.2	0.5
Glasgow	35.3	0.75
Perth	40.5	1
Dundee	60.6	1.25
Edinburgh Airport	5.1	0.25
Rosyth Port	11.7	0.5



DESCRIPTION

Westerton House is a prominent, contemporary standalone office pavilion. The building provides predominantly open plan office accommodation over two floors in a business park environment. The property is one of the highest quality office buildings in Broxburn and has been significantly refurbished.

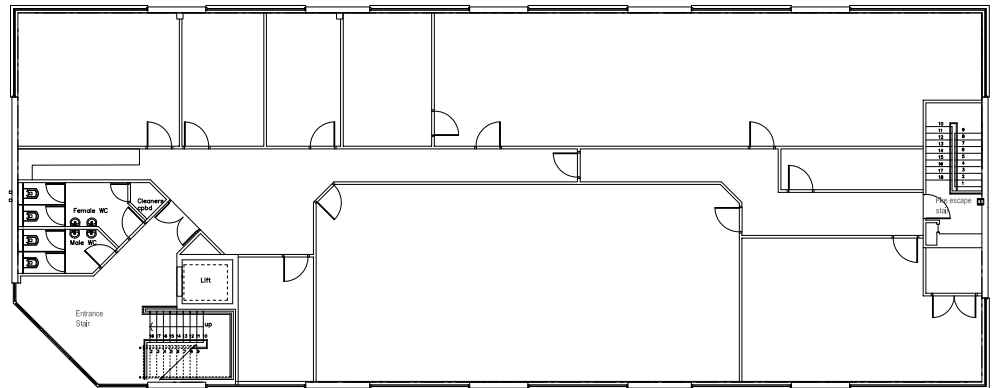
The building is of steel frame construction with brick infill cladding and a pitched slated roof. The property features a modern specification including a generous reception lobby and 8-person passenger lift.

Westerton House is prominently situated overlooking the main road of East Mains Industrial Estate. Car parking is very generous with 33 spaces available.

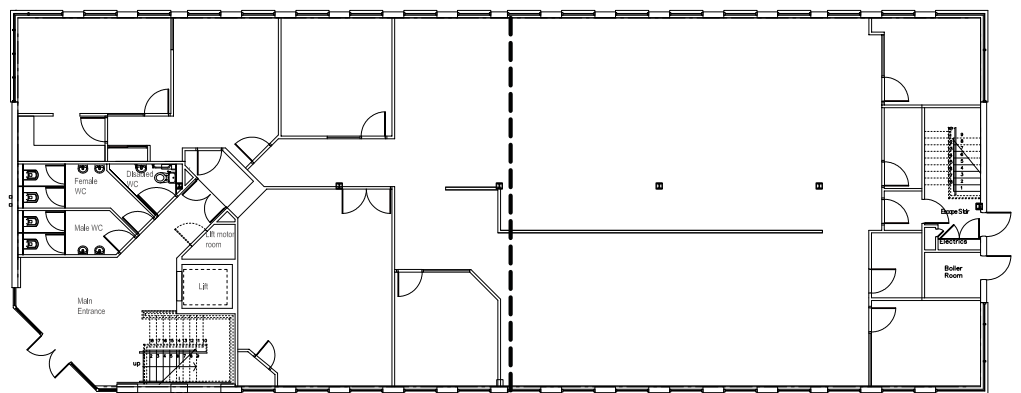


SPECIFICATION

- Recently refurbished
- Generous single height reception lobby
- 8 person passenger lift
- Metal raised access flooring for underfloor trunking
- Gas central heating
- Suspended ceilings with fibre ceiling tiles
- Double glazing throughout
- Dedicated Male and Female WC's on both floors
- 33 parking spaces available, a ratio of 1:293 sq ft
- DDA compliant



First floor plan



Ground floor plan

Demise	Size (sq. ft.)	Rateable Value
Ground Floor	4,829	£30,000
First Floor	4,829	£31,700
Total	9,658	£61,700



LEASE TERMS

The subjects are available on full repairing and insuring terms for a period to be agreed. Further information is available from the joint letting agents.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant being responsible for the payments of Land & Building Transactions Tax, Registration Dues and VAT incurred thereon.

RATES

Through West Lothian's Fresh Start Relief scheme occupiers will benefit from 100% rates relief for 12 months.

<https://www.westlothian.gov.uk/article/34917/Fresh-Start-Relief>

Following this period normal business rates will be payable.

EPC

The subjects have an EPC rating of C(42).

VIEWING

Strictly by appointment by the joint letting agents:

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