



TO LET

PROMINENT INDUSTRIAL
UNITS WITH AMPLE PARKING

TARTRAVEN PLACE, EAST MAINS INDUSTRIAL ESTATE,
BROXBURN, WEST LOTHIAN, EH52 5LT

- > UNIT 8: 290 SQ M (3,125 SQ FT)
- > POTENTIAL FOR RATES RELIEF
- > WELL ESTABLISHED INDUSTRIAL LOCATION
- > SUITABLE FOR A VARIETY OF USES

ACCOMMODATION

The premises has been measured in line with the RICS Code of Measuring Practice (6th Edition) as follows:

Unit 8	290 sq m	3,125 sq ft
---------------	----------	-------------

BUSINESS RATES

We are advised by the local Assessor that Unit 8 currently has a Rateable Value of £13,500. There is potential for relief on rates payable via the Small Business Rates Relief Scheme and interested parties are advised to make their own enquiries.

Unit 8 is shortly due to undergo refurbishment which will include a new glazed frontage and pedestrian door.



TERMS

Unit 8 is available on a new full repairing & insuring lease at a rent of £22,000 per annum plus VAT for a period to be agreed.

ENERGY PERFORMANCE CERTIFICATE

Unit 8 has an EPC 'C' rating.

VAT

All prices are quoted exclusive of VAT.

ANTI-MONEY LAUNDERING

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.

FURTHER INFORMATION & VIEWING

Please contact the sole letting agents:



Ryden
7 Exchange Crescent,
Edinburgh EH3 8AN

Cameron Whyte

E cameron.whyte@ryden.co.uk

M 07789 003 148

Jack Chandler

E jack.chandler@ryden.co.uk

M 07425 320 611

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. February 2024

Produced by Designworks.