

TO LET OFFICE

Ryden

- POTENTIAL FOR 100%
RATES RELIEF

- LARGE SHARED CAR
PARK

- SUITABLE FOR A
VARIETY OF USES



**UNIT 2, DROVER'S ROAD, EAST
MAINS INDUSTRIAL ESTATE,
BROXBURN, EH52 5ND**

1,400
SQUARE FEET

130
SQUARE METRES

GET IN TOUCH

CONTACT Cameron Whyte / Hamish Rankin

TELEPHONE 07789 003148 / 07425 478303

EMAIL cameron.whyte@ryden.co.uk

EMAIL hamish.rankin@ryden.co.uk

Viewing is strictly by arrangement with the sole letting agent

EDINBURGH
7 Exchange Crescent
EH3 8AN
0131 225 6612



ryden.co.uk



UNIT 2, DROVER'S ROAD, EAST MAINS INDUSTRIAL ESTATE, BROXBURN, EH52 5ND

LOCATION

East Mains Industrial Estate is a well established business location situated approximately 5 miles to the west of Edinburgh Airport and 6 miles from Junction 3 of the M8.

The estate benefits from close proximity to the Newbridge Roundabout which provides access to the M8/M9 motorways.

More specifically the premises are located on Drover's Road which is situated on the east side of the estate with direct access taken from Dunnet Way which acts as the main thoroughfare connecting the entire estate.

Surrounding occupiers include Kwikfit, Mercedes-Benz of Edinburgh, Eastern Western Motor Group, Asphaltic Broxburn (SIG), Diageo and Broxburn Bottlers.

DESCRIPTION

The premises comprise an office building which benefits from a prominent location fronting on to Drovers Road. Internally the property comprises a mixture of open plan and cellular accommodation which benefits from the following specification:

- Fluorescent lighting
- Translucent roof panels
- Electric radiators
- WC facilities
- Kitchen / tea prep
- Large car park

GET IN TOUCH

CONTACT Cameron Whyte / Hamish Rankin

TELEPHONE 07789 003148 / 07425 478303

EMAIL cameron.whyte@ryden.co.uk / hamish.rankin@ryden.co.uk

ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6th Edition) to provide a Net Internal Area of 130 sqm (1,400 sq ft).

BUSINESS RATES

We are advised by the local Assessor the property currently has a Rateable Value of £9,400.

An occupier may be eligible for 100% relief on rates payable via the Small Business Rates Relief scheme. Interested parties are advised to speak with the local Assessor.

TERMS

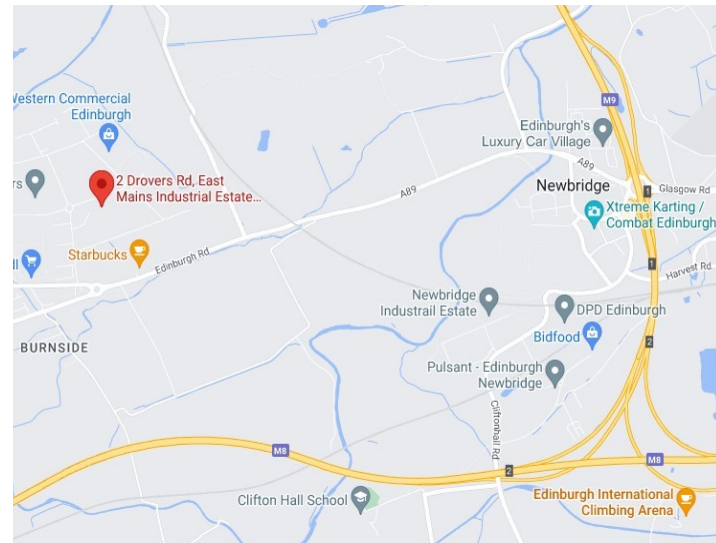
The premises are available on a new lease for a period to be agreed and rental to be agreed. Further information on lease terms are available from the letting agent.

VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC is available on request.



EDINBURGH

7 Exchange Crescent

EH3 8AN

0131 225 6612



ryden.co.uk

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

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. September 2022