



INDUSTRIAL UNIT

- > LOCATED IN SOUGHT-AFTER INDUSTRIAL ESTATE
- > MODERN UNIT WITH OFFICE SPACE & AMPLE CAR PARKING
- > **OFFERS OVER £25,000 PER ANNUM**
- > PREMISES EXTENDS TO 332 SQM (3,575 SQFT)
- > 3-PHASE ELECTRICITY SUPPLY
- > MINIMUM EAVES HEIGHT OF 6.57 M & APEX OF 7.1M
- > ELECTRICALLY OPERATED ROLLER SHUTTER DOOR & SECURE YARD
- > SUITABLE FOR A VARIETY OF USES

TO LET

UNIT 3, WESTERTON ROAD, EAST MAINS INDUSTRIAL ESTATE, BROXBURN, EH52 5AU

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Atticus Melvin-Farr, atticus.melvin-farr@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



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LOCATION

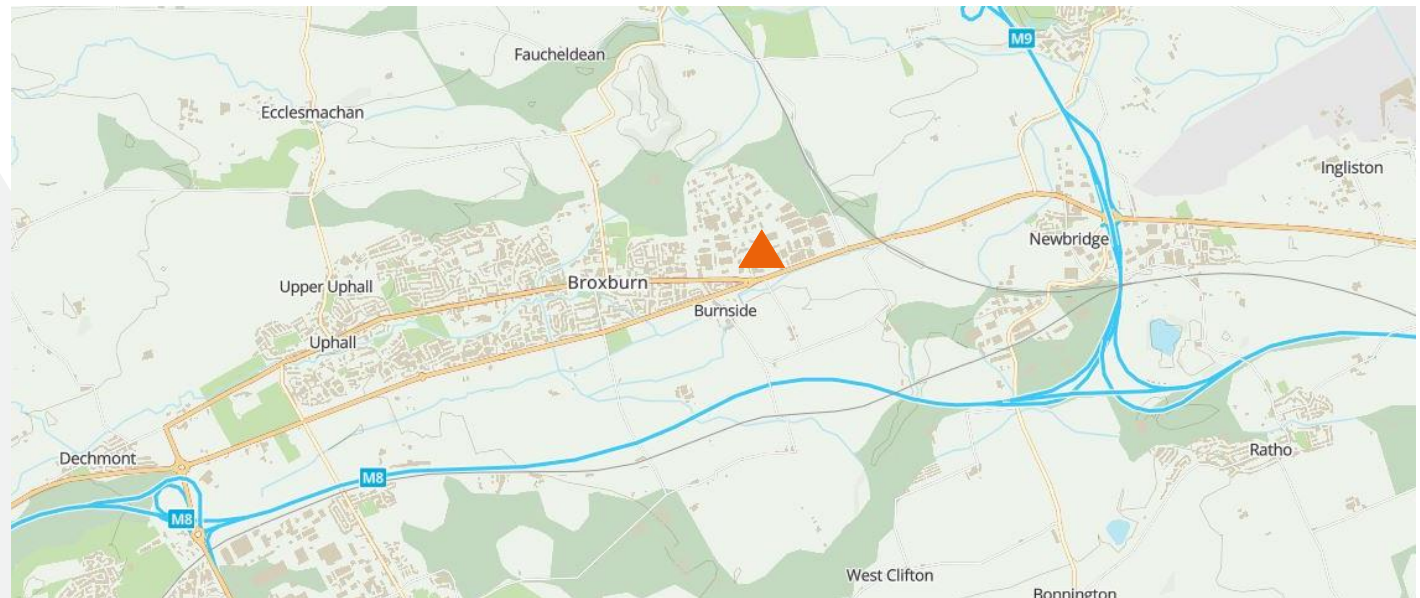
Broxburn is an established West Lothian town situated on the A89 trunk road which is one of the main vehicular routes that leads a high volume of traffic east into Edinburgh from West Lothian. The premises is situated next to Westerton House, on the north side of Westerton Road within East Mains Industrial Estate and is very easily accessible via Dunnett Way. East Mains Industrial Estate is situated in close proximity to the M8 & M9 motorways and is approximately 5 miles from Edinburgh Airport making it a sought-after location for a range of occupiers. Neighbouring occupiers include Starbucks, Artisan Bakery Concepts, Greggs, Lidl & R&M Electrical Wholesalers.

DESCRIPTION

The premises comprises a mid-terraced modern industrial unit with an attractive glazed frontage under a pitched profile clad roof benefiting from translucent roof panels. Internally, the accommodation comprises an open plan office entrance lobby, ground & first floor offices, W.C. facilities & an open plan warehouse. The unit benefits from two access points including an electrically operated roller shutter (4.8m x 4m) with vehicular access to the rear & pedestrian access to the front. The minimum eaves height of 6.57m rising to 7.1m, 3-phase power & there is ample car parking to the front of the building, along with secure rear yard space.

LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £25,000 per annum.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson emily.anderson@shepherd.co.uk & Atticus Melvin-Farr atticus.melvin-farr@shepherd.co.uk

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ACCOMMODATION	SqM	SqFt
Warehouse	232	2,497
Ground Floor Office	50	538
First Floor Office	50	538
TOTAL	332	3,575

The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £25,200 which will result in a net annual rates payable of approximately £12,550.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.



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