

TO LET INDUSTRIAL UNIT

UNIT 6, LIGGAT SYKE PLACE, EAST MAINS INDUSTRIAL
ESTATE, BROXBURN, WEST LOTHIAN, EH52 7NA



- MODERNISED
TERRACED UNIT
- CLOSE TO M8 / M9
JUNCTION
- ATTRACTIVE RENTAL
TERMS
- TYPICAL 25% SAVING
ON WEST EDINBURGH

Location:

The property is situated towards the entrance of East Mains Industrial Estate, a large established industrial location lying on the east side of the town of Broxburn.

The estate is close to the junction of the M8 and M9. It is within easy reach of Edinburgh Airport, the west side of Edinburgh, Livingston and Newbridge.

Description:

Part of a terrace of industrial units dating from the 1960's which has been the subject of refurbishment, including new curtain walling to front. The unit benefits from 3 phase power supply and gas central heating. Goods access is by electric roller shutters. There is separate access into the office, toilet accommodation to front.

Internally, the space is of open plan with a minimum eaves height of 3.82m (12.5ft).

The subjects are well suited for light industrial storage use. There is a shared yard area to front which provides for car parking and vehicle access.

Accommodation:

We assess the area to be as follows:

Gross Internal Area – 284.42 m² (3,094 sq ft)

Note: Within this there is office space extending to 15.37 m² (165 sq ft).

Planning:

We have been advised that the property benefits from Class 4 & 5 consent, which allows for storage / light industrial use. We recommend any enquiries regarding the planning to be directed to West Lothian District Council, Planning Department.

Assessment:

We have been advised that following construction of separation walls, the Local Assessors are guiding that they view the rateable value to be £8,500 (2009).

Lease:

The property is available on a new Full Repairing and Insuring lease for a minimum period of 3 years.

Rental:

£13,500 pa exclusive.

Value:

The quoting rent reflects £4.36psf. We believe this provides excellent value in relation to industrial premises in West Edinburgh, Newbridge or Livingston.

Rent Free Period:

A rent free period would be available to an incoming tenant for fitting out purposes.

VAT:

We are advised that the subjects are registered for VAT.

Legal Costs:

Each party will be responsible for their own legal costs and the tenant will be responsible for stamp duty and registration dues incurred in the preparation and completion of a lease.

Entry:

Immediate.

Viewings & Further Particulars:

Apply Joint Letting Agents.

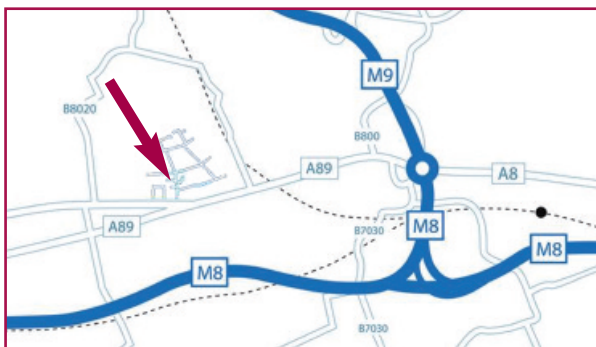
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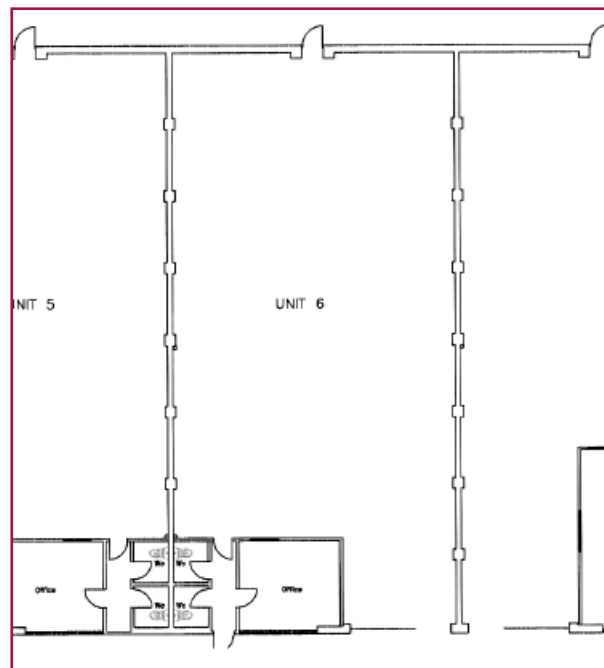
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Details revised: March 2010



Location in Relation to Motorway Network



Layout Plan

MISREPRESENTATION

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- 2 Any information contained or referred to herein (whether text plans images) is given in good faith but should not be relied upon as being a statement of representation of fact.
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