

TO LET INDUSTRIAL UNIT

UNIT 3, LIGGAT SYKE PLACE, EAST MAINS INDUSTRIAL ESTATE, BROXBURN, WEST LoTHIAN, EH52 5NA



- 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 phase 3 power supply and gas hot air blowers. Heating to the office is by electric radiators. Goods access is by electric roller shutters. There is separate access into the office, toilet accommodation to front. See attached photograph.

Internally, the space is open plan with a minimum eaves height of 3.8m (12.5 ft).

Reception / office and toilets are formed to front. In addition, a kitchen area has been formed adjacent to the offices.

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 areas as follows:

Gross Internal Area 284.42 sq m (3,094 sq ft)

Within this there is office space extending to 15.37 sq m (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 noted from the Scottish Assessors website that the current Rateable Value of the subjects is £9,900 pa.

Due to the Small Business Bonus Scheme the undernoted levels of rates relief could apply:-

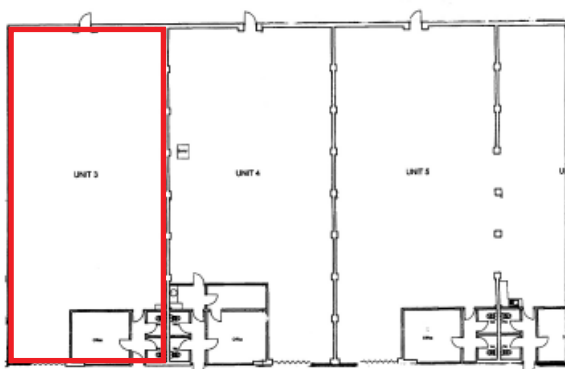
Combined Rateable Value (RV) of all business properties in Scotland:	2011-2012
Up to £10,000	100% (i.e. no rates payable)

Leases:

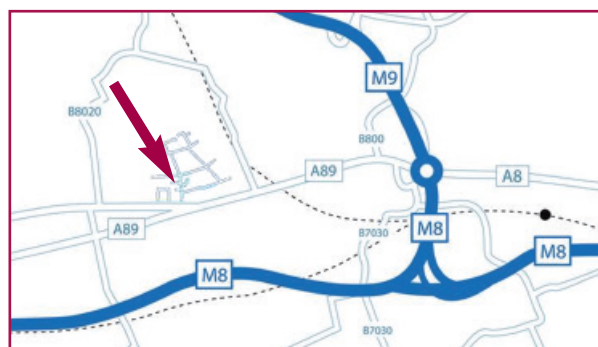
The property is available either on an assignation of the existing lease expiring April 2017, or consideration would be given to granting a new full repairing and insuring lease for a minimum period of 5 years.

Rental:

The passing rental is £13,120 pa equating to £4.25 per sq ft.



Layout Plan (unit 3 outlined in red)



Location in Relation to Motorway Network

Incentives:

Incentives are available subject to status.

VAT:

We are advised that the subjects are registered for VAT.

Legal Costs:

Each party will be responsible for their own legal costs involved in this transaction. The tenant will be responsible for any stamp duty and registration dues incurred.

Entry:

Immediate.

Viewings & Further Particulars:

Apply Sole Letting Agents.

Links CPC
16 Forth Street
EDINBURGH EH1 3LH

Tel: 0131 550 3779
Email: david@linkscpc.co.uk

Details prepared:

October 2011

MISREPRESENTATION

Links CPC LLP give notice to anyone who may read these particulars as follows

- 1 These particulars are prepared for the guidance only of prospective tenants or purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
- 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.
- 3 Nothing in these particulars shall be deemed to be that the property is in good condition, or otherwise, nor that any services or facilities are in good working order.
- 4 The images appearing in these particulars show only certain parts of the property at the time when the images were taken. Certain aspects may have changed since the images were taken and it should not be assumed that the property remains precisely as displayed in the images. Furthermore no assumptions should be made in respect of parts of the property which are not shown on the images.
- 5 Any areas, measurements or distances referred to are approximate.
- 6 Where there is reference in these particulars to alterations being carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters should be checked by an intended tenant or purchaser.
- 7 Descriptions of property are subjective and the descriptions herein are given in good faith as an opinion and not as a statement of fact.