

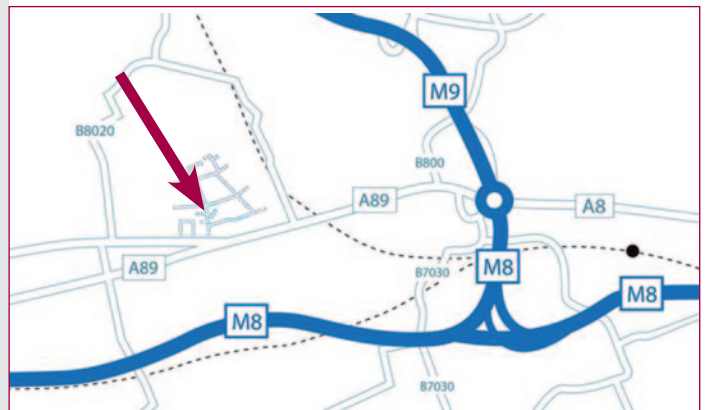
UNIT 2, LIGGAT SYKE PLACE, EAST MAINS INDUSTRIAL ESTATE

TO LET
INDUSTRIAL UNIT
& SECURE YARD



BROXBURN WEST LOTHIAN, EH52 5NA

- MODERNISED DOUBLE UNIT
- CLOSE TO M8 JUNCTION 3
- 5 MILES FROM EDINBURGH AIRPORT
- APPROX 25% SAVING ON WEST EDINBURGH RENTS



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links

COMMERCIAL
PROPERTY
CONSULTANTS

Unit 2, Liggat Syke Place

BROXBURN

Location:

East Mains Industrial Estate, Broxburn is an established industrial location in West Lothian, lying approximately 2 miles from the M8/M9 interchange at Newbridge. It is within easy reach of Edinburgh Airport and approximately 12 miles to the west of Edinburgh City centre.

The location is popular with local and national concerns, including UK Refrigeration, Volvo Trucks, Loxam Access, Man Truck & Bus and Mercedes Benz. The property is off Dunnet Way, the main access road into the estate.

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. Goods access is by electric roller shutters, both to the secure yard and to front. There is separate access into the office accommodation to front.

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

The subjects are well suited for light industrial storage use. With the added benefit of a secure yard area to side.

Accommodation:

We assess the areas as follows:

Gross Internal Area	585.29 sq m	(6300 sq ft)
Secure Yard	1680 sq m	(0.38 acres)

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 £23,100 pa.

Leases:

The property is available on a new Full Repairing and Insuring lease for a minimum period of 5 years.

Rent:

Offers in excess of £32,500 pa

Energy Performance Certificate:

EPC Rating "G"

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INDUSTRIAL UNIT & SECURE YARD

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:

May 2017, or earlier by agreement.

Viewings & Further Particulars:

Apply Sole Letting Agents.

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Details prepared:

October 2016



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.