

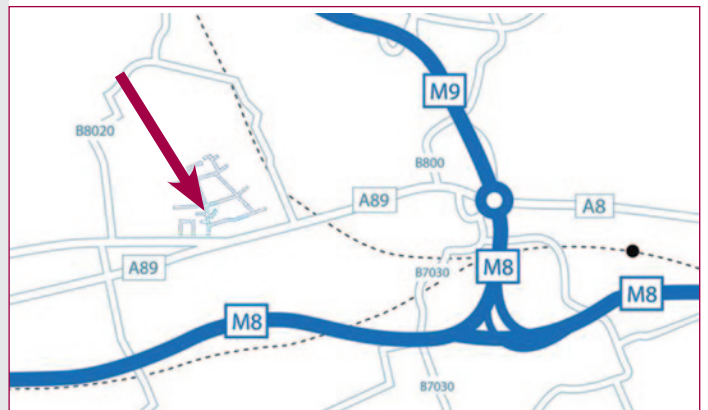
# UNIT 4, LIGGAT SYKE PLACE, EAST MAINS INDUSTRIAL ESTATE

**TO LET  
INDUSTRIAL  
UNIT**



## **BROXBURN** EH52 5NA

- **MODERNISED INDUSTRIAL UNIT**
- **CLOSE TO M8 JUNCTION 3**
- **5 MILES FROM EDINBURGH AIRPORT**
- **APPROXIMATELY 25% SAVING ON WEST EDINBURGH INDUSTRIAL RENTS**



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**links** | **COMMERCIAL  
PROPERTY  
CONSULTANTS**

# UNIT 4, LIGGAT SYKE PLACE, EAST MAINS INDUSTRIAL ESTATE BROXBURN

## Location:

East Mains Industrial Estate, Broxburn is a well 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.

Occupiers within the terrace include Camper Co. / Bunk Campers, UK Refrigeration Wholesale and Capital Power Clean.

## Description:

Part of a terrace situated closely to the entrance of East Mains Industrial Estate. The units were originally constructed in the 1960's. The subjects have subsequently been refurbished, including new curtain walling and modernised office, male and female toilets and tea prep.

The unit benefits from 3 phase power supply and a gas fired unit heater. Goods access is via electric roller shutters. In addition, there is a private entrance to the offices

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

## Accommodation:

We assess the gross internal area as follows:

Gross Internal Area	291 sq m	(3130 sq ft)
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## 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:

From the Scottish Assessor's website we note that the property has a rateable value of £12,400, but due to the current Small Business Bonus Scheme, the undernoted levels of rates relief could apply:-

Combined Rateable Value (RV) of all business properties in Scotland:	2017 / 2018
Up to £15,000	100%

## Energy Performance Certificate:

EPC Rating = E

## Lease:

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

## Rent:

Offers in excess of £15,000 pa.

## 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. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

# TO LET INDUSTRIAL UNIT

## Entry:

End May 2018.

## Viewing:

Apply Sole Letting Agents.

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## Details prepared:

April 2018.



## 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 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.

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