

# Prime Industrial Unit

## To Let

Unit 15 / Mill Road Industrial Estate  
Linlithgow Bridge, Linlithgow, EH49 7SF



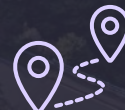
211 sq m  
(2,270 sq ft)



High quality warehouse  
premises



Well- established  
industrial estate



Central location affording  
good transport links



Suitable for a variety  
of uses



Generous Eaves Height  
4.56m rising to 6.08m

# A Prominent Industrial Location

UNIT 15 | MILL ROAD INDUSTRIAL ESTATE | LINLITHGOW | EH49 7SF

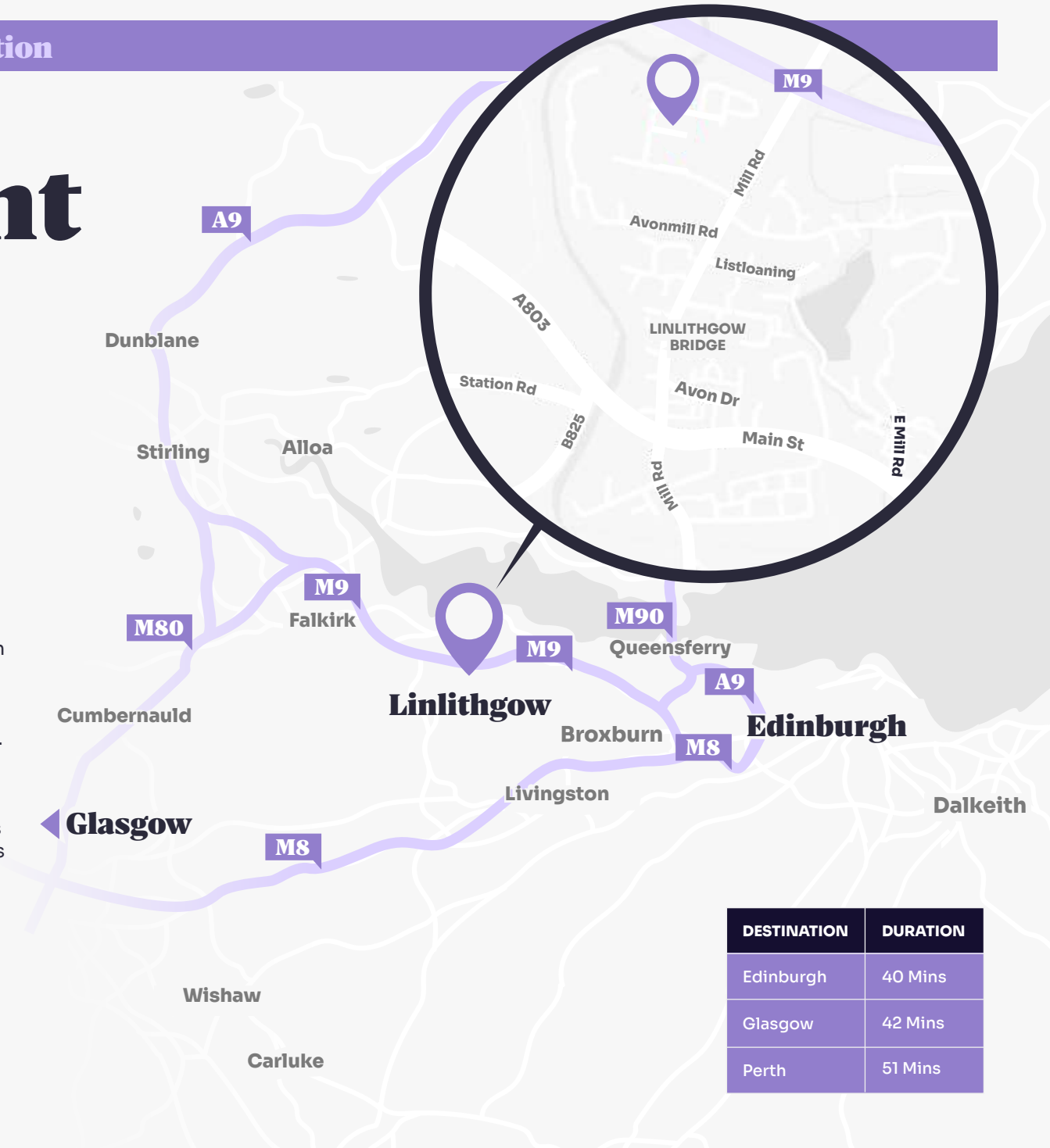
The subjects are located within the attractive West Lothian town of Linlithgow which lies approximately 20 miles west of Edinburgh between Junctions 3 and 4 on the M9 motorway.

The town is a very popular commuting town for both Edinburgh and Glasgow having excellent road links, as well as being on the main Edinburgh/Glasgow railway line. Linlithgow train station is within walking distance of the subjects, with trains every 15 minutes, to the two most significant cities in Scotland.

Mill Road is a modern, well managed industrial estate offering high quality industrial accommodation at competitive prices. The estate is regarded as a premium business location which is home to a number of well-established businesses and provides an ideal base for companies looking to serve the Central Scotland and Lothians' business communities.

Surrounding occupiers include;

- > Arco
- > Howdens
- > Hunters Of Linlithgow
- > Royal Mail Group
- > Screwfix
- > Toolstation



DESTINATION	DURATION
Edinburgh	40 Mins
Glasgow	42 Mins
Perth	51 Mins



**Edinburgh**

**Screwfix**

**Toolstation**

**Arco**

**Howdens**

**Hunters of  
Linlithgow**

**Unit 15**

**Royal Mail  
Group**

**M9**

UNIT 15 | MILL ROAD INDUSTRIAL ESTATE | LINLITHGOW | EH49 7SF

# High Specification Industrial Unit



**Electric up and over vehicle access door**



**Translucent Roof Panels**



**Office on Mezzanine Floor**



**LED Lighting**



**WC Facilities**



**Allocated Parking**



# A High-Quality, Versatile Space

## Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) to provide a gross internal area of:

**211 sq m (2,270 sq ft)**



## Car Parking

There are 3 clear car parking spaces with the subjects.

## Rent

Our client is seeking a rental of £20,000 per annum plus VAT.

## Lease Terms

The premises are available to let on a new full repairing and insuring lease for a term to be agreed.

## Rateable Value

We are advised by the Scottish Assessors ([www.saa.gov.uk](http://www.saa.gov.uk)) that the property currently has a Rateable Value of £14,100. Interested parties are advised to make their own enquiries.

## EPC

The Energy Performance Certificate rating is available on request.

## VAT

VAT will be payable on rent, insurance and service charge.

## Legal Costs

Each party will bear their own legal costs incurred in any transaction.

# Viewings & Further Information

Viewing and further information available from the letting agents.



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Unit 15

