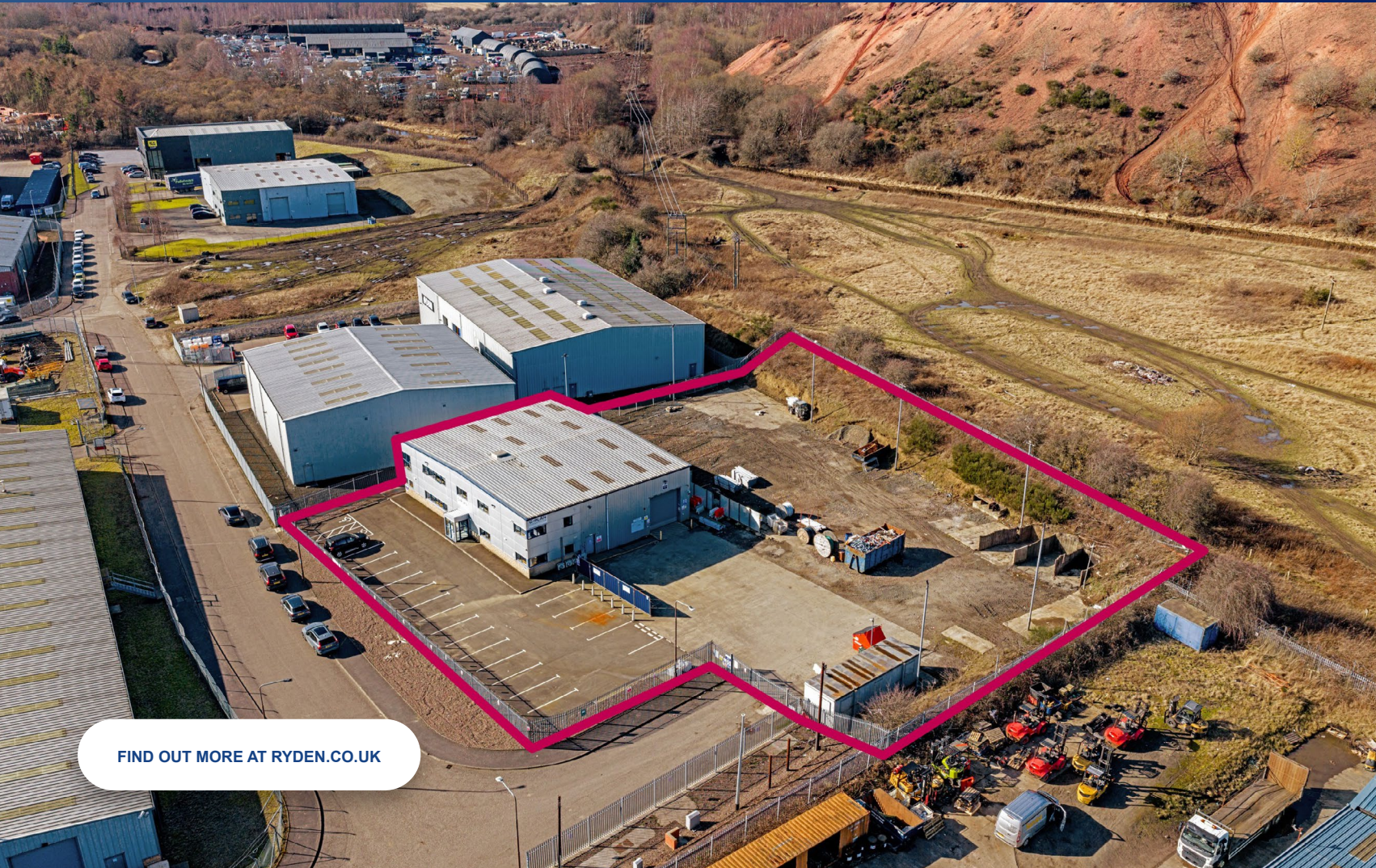


Ryden

TO LET

**MODERN INDUSTRIAL & OFFICE
BUILDING WITH SECURE YARD
575 SQ M (6,184 SQ FT)**



**8 CLIFTON VIEW
EAST MAINS
INDUSTRIAL ESTATE
BROXBURN
WEST LOTHIAN
EH52 5NE**

**ON SITE AREA OF
1.08 ACRES**

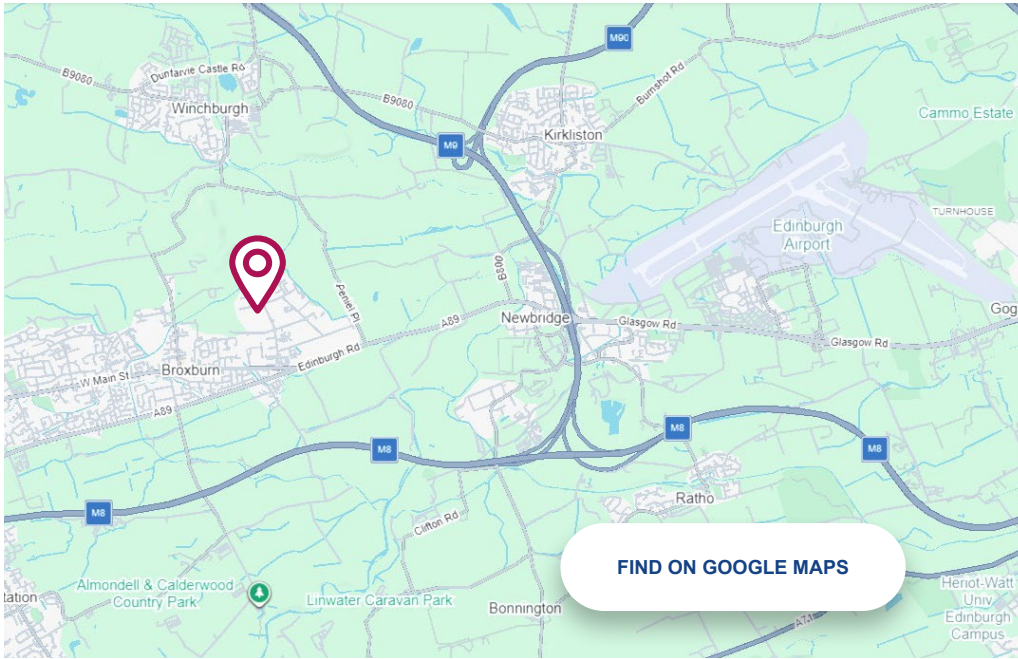
**BENEFITS FROM
ATTRACTIVE OPEN
PLAN AND CELLULAR
OFFICE SPACE**

MODERN SPECIFICATION

SECURE SITE

AVAILABLE IMMEDIATELY

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



[FIND ON GOOGLE MAPS](#)

LOCATION

East Mains Industrial Estate is a well established business location situated approximately 5 miles to the west of Edinburgh Airport and 6 miles from Junction 3 of the M8.

The estate benefits from close proximity to the Newbridge Roundabout which provides access to the M8/M9 motorways.

More specifically the premises are located on Clifton View which is situated in the north of the estate with direct access taken from Dunnet Way which is the main estate thoroughfare

Surrounding occupiers include Europa Bathrooms, SA Equip, R&S Robertson, Mercedes-Benz of Edinburgh, Eastern Western Motor Group, Asphaltic Broxburn (SIG), Diageo and Broxburn Bottlers.

DESCRIPTION

The premises comprise a modern stand alone industrial and office building within a secure site. The building is of steel frame construction with fully insulated steel cladding to the elevations and roof.

Internally the warehouse benefits from a minimum eaves height of 5m rising to 5.75m along with 3 phase electricity supply, LED lighting and electric roller shutter door.

The office space is arranged over 2 stories to the front elevation of the building and offers a mix of attractive open plan and cellular accommodation along with WC facilities and kitchen.



ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6th Edition) to provide the following Gross Internal Area:

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	304	3,273
GF OFFICE	137	1,475
1F OFFICE	133	1,436
TOTAL	574	6,184

LEASE TERMS

The premises are available on a new lease for a period to be agreed and rental of £75,000 per annum. Further information on lease terms are available from the letting agent.

BUSINESS RATES

We are advised by the local Assessor that the property has a Rateable Value of £51,500 which results in rates payable of approximately £25,000 per annum. Interested parties are advised to speak with the local Assessor.

EPC

The property has an EPC rating D

VAT

All prices are quoted exclusive of VAT.



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GET IN TOUCH

Please get in touch with our letting agent for more details.

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