

Ryden

TO LET

**INDUSTRIAL/WAREHOUSE
PREMISES**

90 SQ M (969 SQ FT)



**BLOCK 2, UNIT 6
BOWMAINS
INDUSTRIAL ESTATE
CRAWFIELD LANE
BO'NESS
EH51 0QG**

**SUITABLE FOR A
VARIETY OF USES**

**WELL ESTABLISHED
BUSINESS LOCATION**

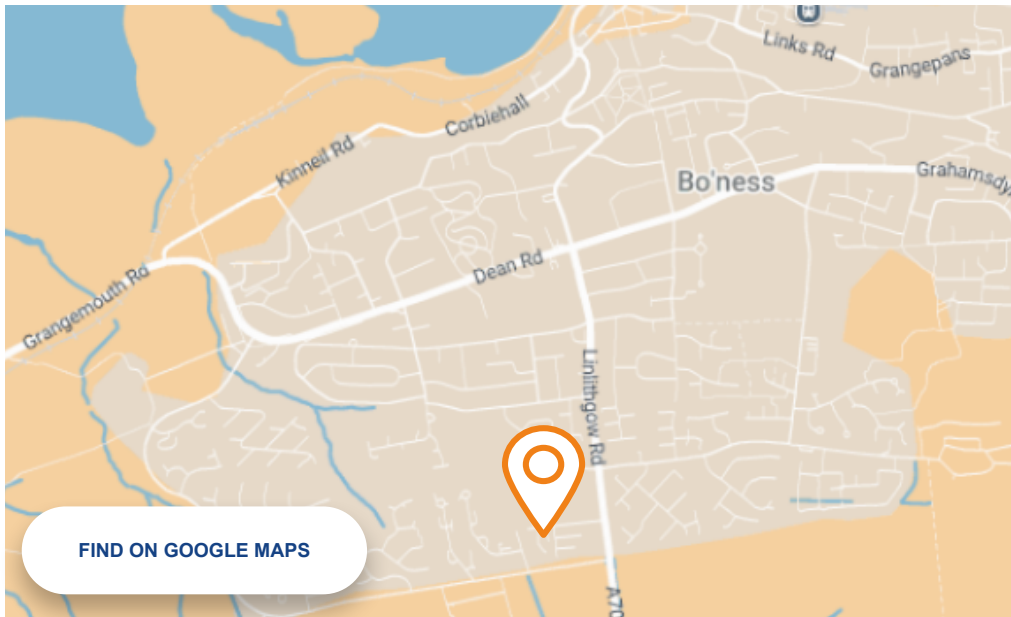
**POTENTIAL FOR 100%
RATES RELIEF**

TO BE REFURBISHED

AVAILABLE SEPTEMBER 2026

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

indicative of post refurbishment



[FIND ON GOOGLE MAPS](#)

LOCATION

Bowmains Industrial Estate is located in the town of Bo'ness. This town is located in Scotland's Central Belt and is 20 miles west of Edinburgh, and 33 miles East of Glasgow. Bo'ness is accessed via the M9 or the A904 both of which are arterial roads linking Edinburgh to Glasgow. The estate is located on the south side of Bo'ness and is just off Linlithgow Road (A706). The units are accessed via Crawfield Lane.

DESCRIPTION

The premises comprise two industrial terraces with a communal yard and parking facilities. The unit is of steel portal frame with profile metal cladding, mono pitched roof and benefits from translucent panels. The unit also has an up and over manual roller shutter door and separate pedestrian access.

Internally, the unit has concrete floors and benefits from gas supply, 3 phase power, fluorescent strip lighting, WC's and the opportunity to add office space if necessary.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide a gross internal area of 90 Sq M (969 Sq ft).

LEASE TERMS

The premises are available to let on a new Full Repairing and Insuring basis.

ENTRY

Entry is available from September 2026.

BUSINESS RATES

We understand from the Local Assessors Department that the property currently has a rateable value of £4,600.

The property, therefore, offers occupiers potential for 100% relief on rates payable via the Small Business Bonus Scheme. Interested parties are advised to make their own enquiries with the Local Assessor.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

VAT

VAT is applicable for this property.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon.

ANTI-MONEY LAUNDERING

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.

TO LET INDUSTRIAL/ WAREHOUSE PREMISES

90 SQ M
(969 SQ FT)



**BLOCK 2, UNIT 6
BOWMAINS
INDUSTRIAL ESTATE
CRAWFIELD LANE
BO'NESS
EH51 0QG**

GET IN TOUCH

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

Cameron Whyte

T 07789 003 148

E cameron.whyte@ryden.co.uk

Leo Masson

T 07425 320 611

E leo.masson@ryden.co.uk

Ryden

7 Exchange Crescent
Conference Square
Edinburgh
EH3 8AN

ryden.co.uk

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **June 2026**

