

Ryden

TO LET

INDUSTRIAL / WAREHOUSE PREMISES
281 SQ M (3,032 SQ FT)



36 BLACKBURN RD
ADDIEWELL
WEST CALDER,
WEST LOTHIAN
EH55 8NF

**REFURBISHED TO
EXCELLENT CONDITION
INCLUDING NEW ROOF**

**POTENTIAL FOR 100%
RATES RELIEF**

**SUITABLE FOR A
VARIETY OF USES**

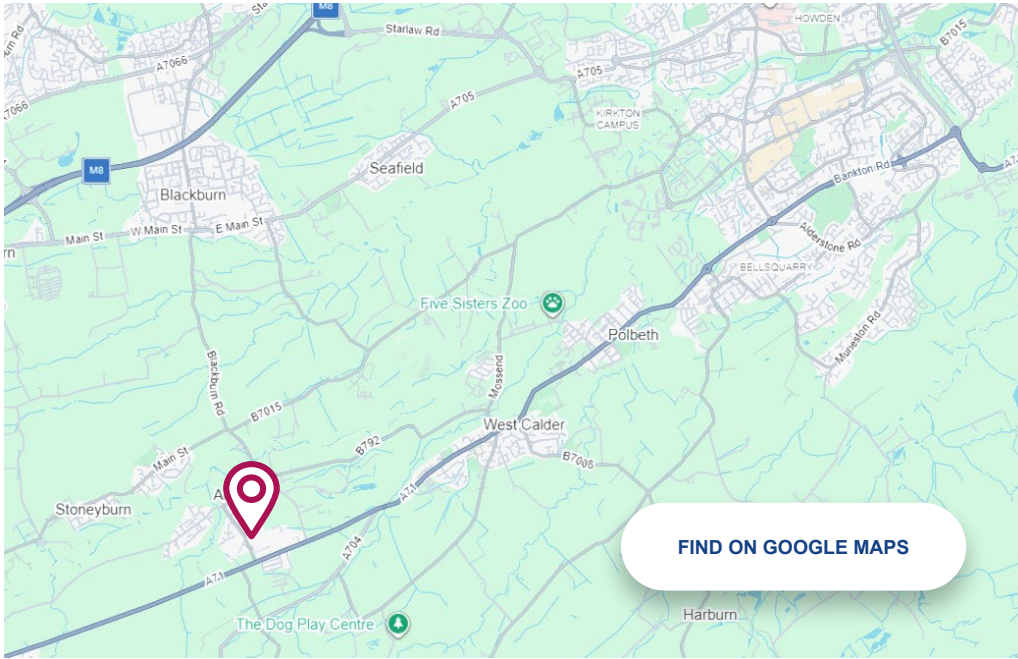
**CLOSE PROXIMITY TO A71
AND M8 MOTORWAY**

NO SERVICE CHARGE INCLUDED

LOW RATEABLE VALUE

AVAILABLE IMMEDIATELY

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



LOCATION

The subjects are located in Addiewell, West Calder within the West Lothian district. Addiewell is strategically situated to serve Scotland's central belt with Edinburgh approximately 20 miles East and Glasgow 25 miles West. The village benefits from excellent transport links in the form of road infrastructure and public transport connections. The A71 conveniently runs directly past Addiewell, acting as a link between Edinburgh and Glasgow. Edinburgh Airport is approximately 25 min drive away.

DESCRIPTION

The subject premises comprises an industrial unit with ample car parking surrounding the property. The building has undergone refurbishment in the past years including a new pitched clad roof. The property benefits from 3 manual roller shutter doors, WC facilities, 3 phase electricity supply, gas supply (meter has been removed), LED lighting in the majority of the building, a monitored alarm and a minimum eaves height of 3.65m.

ACCOMMODATION

The premises has been measured in line with the RICS Code of Measuring Practice (6th Edition) to provide a Gross Internal Area of approximately 281 sq m (3,032 sq ft).

EPC

The property has an EPC rating D

LEASE TERMS

The property is available on a Full Repairing and Insuring lease. We are inviting offers over an annual rent of £26,000 for a term to be agreed. Further information is available from the sole letting agents.

BUSINESS RATES

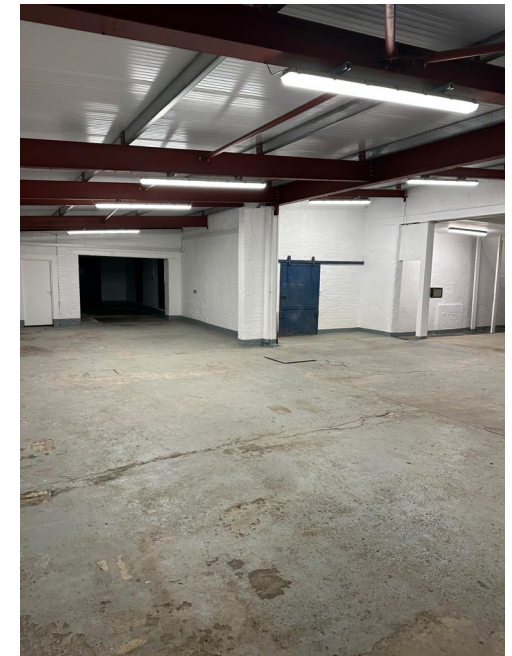
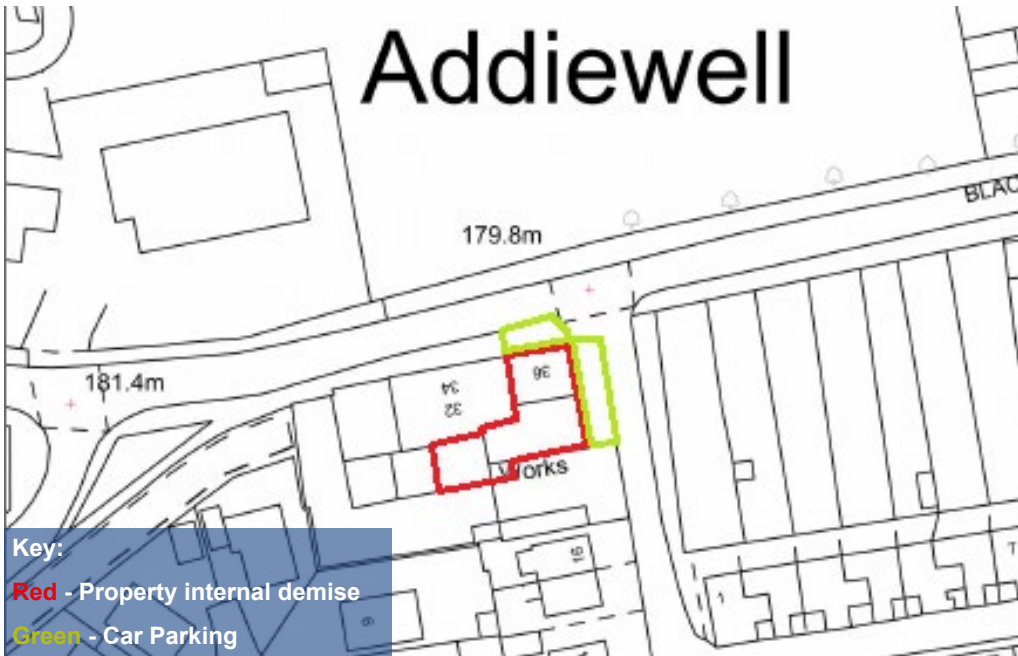
We are advised by the local Assessor the property currently has a Rateable Value of £4,200 which results in rates payable (2025/26) of approximately £2,100 per annum. Interested parties are advised to make their own enquiries with regards to any relief via the Small Business Rates Relief Scheme.

VAT

VAT is not payable for the premises.

LEGAL COSTS

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