

TO LET

Unit 13, Mill Road Industrial Estate

LINLITHGOW BRIDGE, LINLITHGOW, EH49 7SF

High Quality Industrial Unit

- › Modern warehouse premises
- › Available immediately
- › Situated within a well-established industrial estate
- › Central location affording good transport links
- › 10 car parking spaces
- › 360 sq m (3,875 sq ft)



LOCATION

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 of 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:

- > Royal Mail Group
- > Howdens
- > Toolstation
- > Screwfix
- > Hunters of Linlithgow







DESCRIPTION & ACCOMMODATION

The subject premises comprise a modern high-quality end terraced steel framed industrial unit with insulated cladding under a pitched metal roof.

The property is arranged to provide open warehouse accommodation benefitting from a minimum eaves height of 4.67m rising to 6.14m along with the following specification:

- Electric up and over vehicle access door
- Sodium and fluorescent strip lighting
- Translucent roof panels
- 3 phase electricity supply
- Security alarm
- WC facilities
- Kitchenette

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

360 sq m (3,875 sq ft).

CAR PARKING

There are 10 clear car parking spaces with the subjects.

RENT

Our client is seeking a rental of £30,000 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 Assessor (www.saa.gov.uk) the property currently has a Rateable Value of £25,200 with rates payable (2024/25) of approximately £12,549 per annum. Interested parties are advised to make their own enquiries.

EPC

The Energy Performance Certificate rating is A and a certificate is available on request.

VAT

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

DATE OF ENTRY

The unit is available for immediate for occupation, subject to conclusion of missives.

LEGAL COSTS

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





VIEWINGS & FURTHER INFO

For further information or to arrange a viewing, please contact the letting agents:

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