

## INDUSTRIAL UNITS & YARD

- > LOCATED IN EAST MAINS INDUSTRIAL ESTATE
- > **OFFERS OVER £275,000**
- > **OFFERS OVER £30,000 PER ANNUM**
- > PREMISES EXTENDS TO 930 SQM (SQFT 10,010)
- > POTENTIAL FOR REDEVELOPMENT
- > SITE EXTENDS TO 0.4 ACRES
- > DESIRABLE INDUSTRIAL LOCATION CLOSE TO M8 & M9
- > ROLLER SHUTTER VEHICULAR ACCESS
- > HARD STANDING YARD



# FOR SALE/TO LET

**23 – 24 THISTLE BUSINESS PARK, EAST MAINS INDUSTRIAL ESTATE, BROXBURN, EH52 5AS**

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### LOCATION

Broxburn is a popular West Lothian commuter town situated on the north side of the A89 trunk road approximately 4 miles to the west of Edinburgh's city centre and 1 mile from the M8/M9 junction. The town has a resident population of approximately 15,000 people and benefits from a strong industrial presence due to its proximity to major transportation links onto Scotland's wider road network.

Thistle Business Park is part of the wider East Mains Industrial Estate which is a very well established industrial location comprising a mix of reputable occupiers.

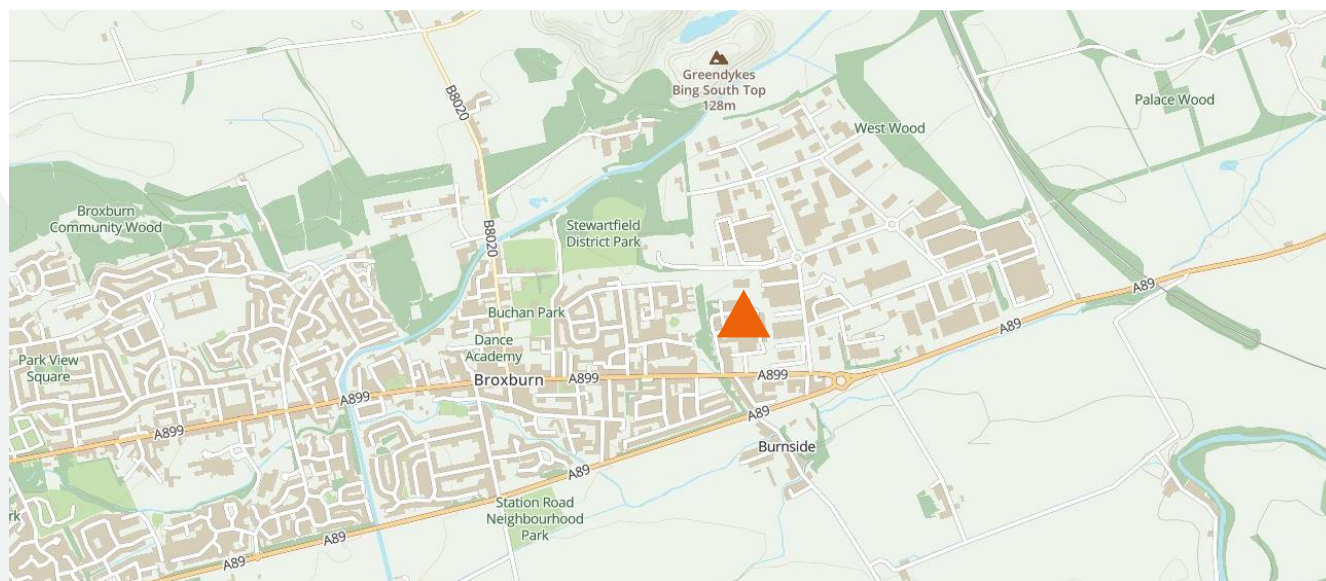
### DESCRIPTION

The subjects comprise two standalone industrial units with secure yard space in the middle of each, within a site extending approximately 0.4 acres.

23: 8,823 sqft premises with profiled clad walls under a flat roof. Internally the unit comprises extensive open plan warehouse space, office rooms & W.C. facilities at ground level and further open plan space on the first floor with additional W.C. facilities.

24: 1,181 sqft brick built single storey unit under a flat felt roof. Internally the premises comprises open plan space with a mezzanine suitable for storage. The unit benefits from roller shutter access and pedestrian access to the yard.

The property can be used as a warehouse, industrial unit or trade counter. Alternatively, the site offers a development opportunity subject to the necessary planning consent.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
23 – GF	444	4,779
23 – 1F	376	4,047
24 – GF	76	818
24 – Mezz	34	366
<b>TOTAL</b>	<b>930</b>	<b>10,010</b>

The areas above have been calculated on a Gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

### RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £17,400 which will result in net annual rates payable of £8,665.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

### LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

### PRICE

The subjects are being offered on a vacant freehold basis at offers over £275,000.

### LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £30,000 per annum.

### PLANNING

The site previously had planning for 5 industrial units. This has since expired.

<https://planning.westlothian.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

### EPC

Released on application.



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