

TO LET

Modern Industrial Units with Offices

1-7 Westerton Road, East Mains Industrial Estate, Broxburn, EH52 5AU



WESTERTON
INDUSTRIAL PARK



FROM: 286.3 - 913.8 sq. m. (3,082 - 9,836 sq. ft.)

DESCRIPTION

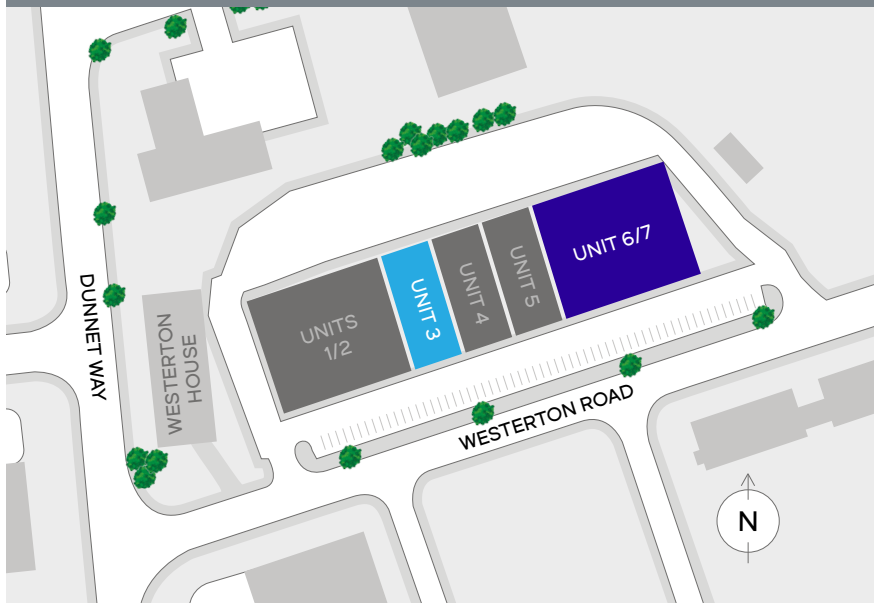
The premises comprise a row of modern, terraced units constructed with a steel portal frame, clad with insulated double skin cladding beneath a pitched roof, incorporating translucent roof lights.

The premises each have ground floor offices, an entrance lobby and WC's positioned at the front and pedestrian access via the glazed frontage.

Ample car parking is also situated at the front of the building whilst vehicle access is provided by level access roller shutter doors to each unit, via the rear, secure, concrete and tarmac yard.



ESTATE PLAN



UNIT 1/2 - FIRST FURNISHINGS
UNIT 4 - WHEAT FREE BAKERY
UNIT 5 - R & M ELECTRICAL

Unit 3 - MID TERRACE UNIT

Ground Floor Office

53.9 sq.m. (581 sq.ft.)

Warehouse

232.4 sq.m. (2,501 sq.ft.)

TOTAL 286.3 sq.m. (3,082 sq.ft.)

SPECIFICATION

- Refurbishment works to be undertaken to put into FRI condition
- Offices will have carpeted floors, plastered painted walls and suspended ceilings with recessed lighting and central heating
- Male and female WC's accessed off the entrance lobby
- Minimum eaves height of 5.6m rising to 7.1m
- 3 phase (100amp per phase) power supply, and high bay fluorescent lighting.
- Connectivity to all mains services including gas, water, drainage and power.
- Electrically operated roller shutter door.

Unit 6/7 - END TERRACE UNIT

Ground Floor Office

94.4 sq.m. (1,016 sq.ft.)

Warehouse

819.4 sq.m. (8,820 sq.ft.)

TOTAL 913.8 sq.m. (9,836 sq.ft.)

SPECIFICATION

- Refurbishment works to be undertaken to put into FRI condition
- Offices will have carpeted floors, plastered painted walls and suspended ceilings with recessed lighting and central heating
- Male and female WC's accessed off the entrance lobby
- Minimum eaves height of 5.6m rising to 7.1m
- 3 phase (100amp per phase) power supply, and high bay fluorescent lighting.
- Connectivity to all mains services including gas, water, drainage and power.
- Manually operated roller shutter door.

NEARBY OCCUPIERS

LONDON TAXI COMPANY

McCONECHY'S

INTERLINK



LEASE TERMS

The current head lease to West Lothian Council runs until July 2016, with new FRI longer term leases being available direct from the landlord thereafter. Please contact the sole agents, JLL, for further information.

RATES

The premises are currently listed on the Assessors Website (www.saa.gov.uk) as follows:

Unit 3 (Workshop)

RV £20,800 with estimated rates payable circa. £9,984 pax

Unit 6 (Workshop)

RV £47,000 with estimated rates payable circa. £23,171 pax

The current Rateable Values may require re-assessment by an incoming occupier.

SERVICE CHARGE

There will be an estate service charge covering the maintenance and upkeep of the common parts. Further information is available from the Managing Agents - JLL.

VAT

VAT is payable on rent, insurance and service charge.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction. The tenant will be responsible for any LBTT costs in registering a new lease.

PLANNING

As far as we are aware the estate has consent for Use Classes 4, 5, and 6. Potential tenants should satisfy themselves as the suitability of the premises for their particular use and ensure any necessary consents are in place.





LOCATION

Broxburn is located 12 miles (19 km) west of Edinburgh and is accessed via the A8 and A9 leading into the A899. It is situated approximately 5 miles (8.0 km) from Edinburgh Airport, and to the north of Livingston. Broxburn has established bus routes and other transport links. The nearest railway station is at Uphall Station providing links to Livingston, Bathgate, Airdrie, Glasgow and Edinburgh.

The premises are situated next to Westerton House, on the north side of Westerton Road, within East Mains Industrial Estate, accessed just off Dunnet Way.

Occupiers currently include: FIRST FURNISHINGS, WHEAT FREE BAKERY, R & M ELECTRICAL with other nearby occupiers including: SHANKS, and McCONECHY'S.

TRAVEL TIMES

LOCATION	DISTANCE (MILES)	TIME (HRS)
Edinburgh	13.2	0.5
Glasgow	35.3	0.75
Perth	40.5	1
Dundee	60.6	1.25
Edinburgh Airport	5.1	0.25
Rosyth Port	11.7	0.5



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jll.co.uk/property

VIEWING & FURTHER INFORMATION

Strictly by appointment by the sole letting agents JLL:-

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December 2015