

TO LET

# Modern Industrial Units with Offices

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



WESTERTON  
INDUSTRIAL PARK



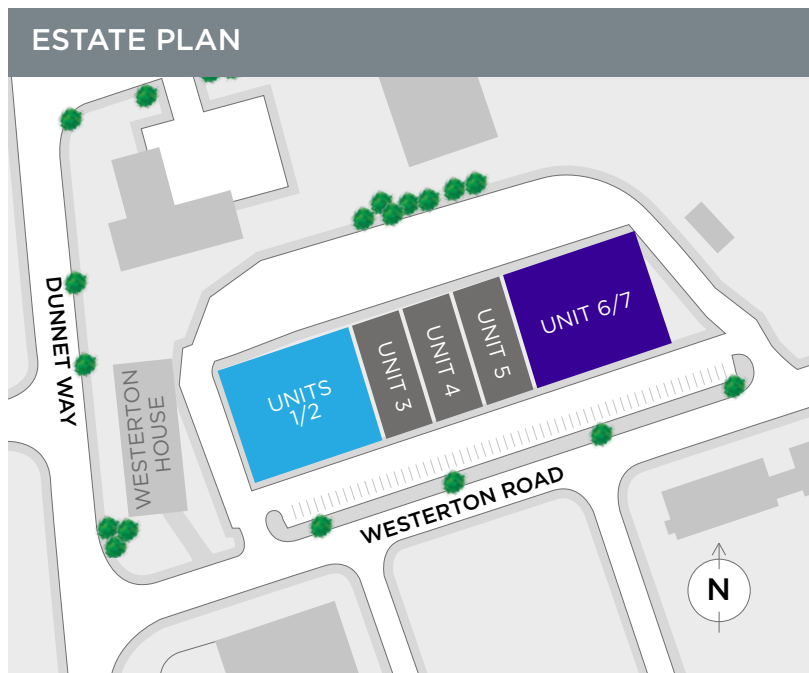
SIZES AVAILABLE: Unit 1/2: 8,493 sq.ft. (789 sq.m.) Unit 6/7: 9,836 sq.ft. (914 sq.m.)

## 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 a level access roller shutter door at the back of the unit, via the rear, secure, concrete and tarmac yard.



### OCCUPIERS

UNIT 3 - EDINBURGH  
EXECUTIVE TRAVEL LTD

UNIT 4 - WHEAT FREE BAKERY  
UNIT 5 - R & M ELECTRICAL

### Unit 1/2 - END TERRACE UNIT

Ground Floor Office 173.97 sq.m. (1,872.60 sq.ft)

Warehouse 615.01 sq.m. (6,619.91 sq.ft)

**TOTAL 788.98 sq.m. (8,492.51 sq.ft)**

#### SPECIFICATION

- Refurbishment works to be undertaken to put into FRI condition
- Offices 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. Mezzanine has some load-bearing capabilities

### 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

- Unit is in good condition throughout
- Offices 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

New FRI leases are available on flexible terms. Please contact one of the joint letting agents, details overleaf.

## RATES

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

### Unit 1/2

The current rateable value is £38,700 per annum, with estimated rates payable of £18,576 per annum.

### Unit 6/7

The current rateable value is £46,900 per annum, with estimated rates payable at £22,512 per annum.

An incoming tenant will need to satisfy themselves with the amount payable using Scottish Assessors.

## 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.

## 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

Potential tenants should satisfy themselves that the property has the particular use they require for their business and ensure any necessary consents are in place.





## TRAVEL TIMES

LOCATION	DISTANCE (MILES)	TIME (HRS)
Edinburgh	13.2	0.5
Glasgow	35.3	0.75
Perth	40.5	1.0
Dundee	60.6	1.25
Edinburgh Airport	5.1	0.25
Rosyth Port	11.7	0.5

## 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: WHEAT FREE BAKERY, EDINBURGH EXECUTIVE TRAVEL LTD, R & M ELECTRICAL with other nearby occupiers including: SHANKS, and McCONECHY'S.

## VIEWING & FURTHER INFORMATION

Strictly by appointment with the joint letting agents:-



Ben Dobson  
Direct Dial: 0131 243 2217  
ben.dobson@eu.jll.com

**Galbraith**  
0131 240 6960

Harry Trotter  
Direct Dial: 0131 240 2288  
harry.trotter@galbraithgroup.com

The agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

November 2018