

TO LET 2 DUNNET WAY

EAST MAINS INDUSTRIAL ESTATE, BROXBURN, EH52 5NN

281 SQ M (3,021 SQ FT)

- INDUSTRIAL UNIT WITH ADDITIONAL YARD
- EXISTING MOTOR TRADE FIT-OUT IF REQUIRED
- POTENTIAL FOR 100% RATES RELIEF
- PROMINENT LOCATION





LOCATION

The subject property is prominently located just off the A89/A899 roundabout, on the corner of Dunnet Way and East Main Street in East Mains Industrial Estate, Broxburn. The estate lies approximately 10 miles to the west of Edinburgh City, 3 miles from Edinburgh International Airport and 7 miles from the Forth Road Bridge. It also enjoys good access to the Scottish motorway network being approximately 2 miles from the Newbridge interchange, giving access to the M8, M9 and the M90.

East Mains Industrial Estate is a large and well established industrial / distribution location which benefits from West Edinburgh overspill and includes occupiers such as Kwik-Fit, Eastern Western Motor Group, Royal Mail, Glenmorangie, Kitchens International, Capital Cooling, Gordon Bow Plant Hire Ltd and Broxburn Bottlers.

DESCRIPTION

The property comprises a prominent end terraced industrial unit of steel frame construction with brick walls under a pitched roof incorporating translucent roof panels.

Internally the property provides open storage / workshop accommodation which benefits from a minimum eaves height of 5.10 metres rising to 7.5 metres.

The property further benefits from two vehicular access doors, fluorescent strip lighting, crane, 3 phase power supply, gas supply and WC facilities.

Car parking is available throughout the site.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th edition) we have measured the Gross Internal Area of the premises to be approximately 281 sq m (3,021 sq ft).

Additional yard / parking space is available on site if required.

TERMS

The premises are available to lease on a new full repairing and insuring basis for a term to be agreed at a rental of £19,500 per annum (£1,625 per month). Further information is available from the letting agent.

RATEABLE VALUE

We have been verbally advised by the local Assessors department that the property has a Rateable Value of £12,700 with rates payable (2019/2020) of approximately £6,200 per annum.

An ingoing tenant may be eligible for 100% relief on rates payable, interested parties are advised to make their own enquiries with the local Assessors.

VAT

The property is not registered for VAT therefore VAT will not be payable on the rent.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC 'C' rating.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

VIEWING

Strictly by prior appointment through the joint letting agents:

Cameron Whyte
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Alan Herriot
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