TO LET
INDUSTRIAL UNIT & YARD

GRAHAM SIBBALD



Five Sisters Business Park, Westwood, West Calder, EH55 8PN

EXECUTIVE SUMMARY

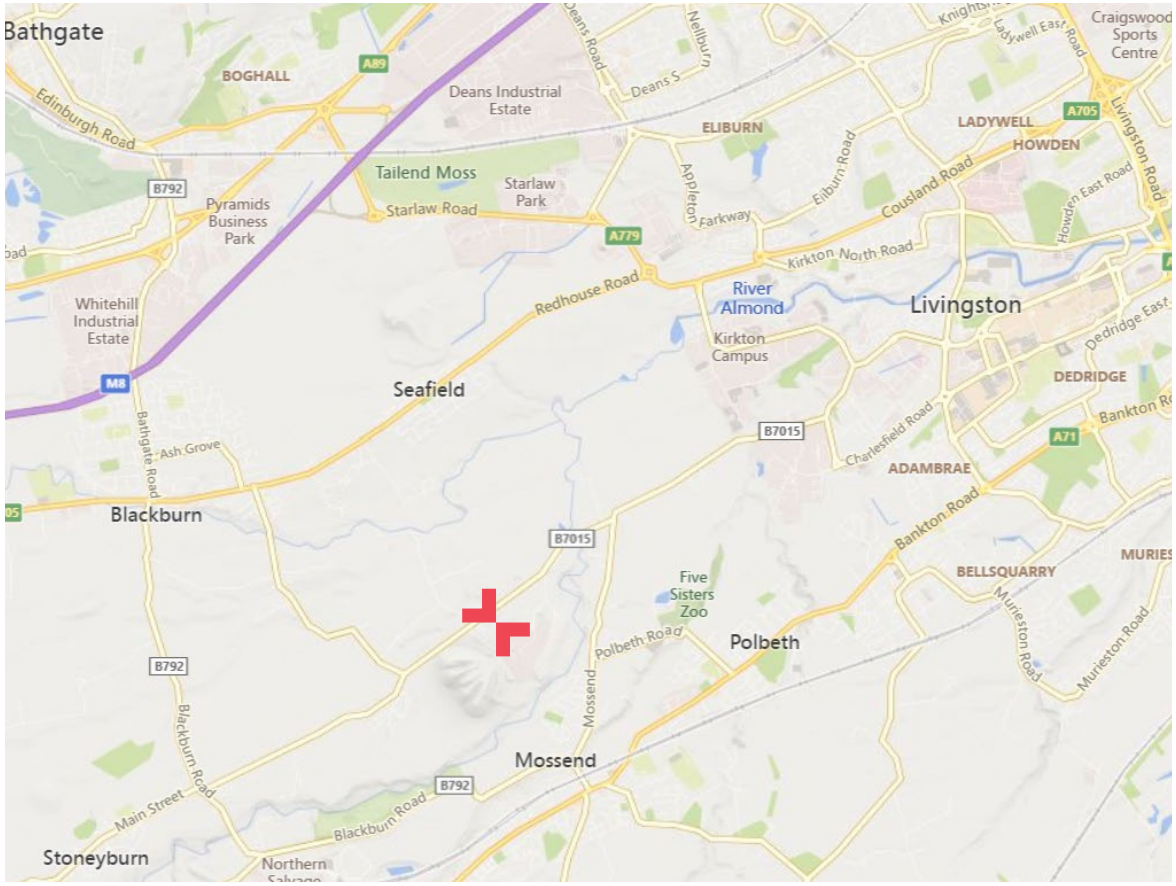
- Industrial unit extending to 340 sq m (3,664 sq ft)
- Dedicated yard extending to circa 0.57 acres
- Quoting Rent: £42,000 per annum (Exclusive of VAT)
- Acceptable for a variety of industrial uses including motor trade

LOCATION

Five Sisters Business Park occupies a strategic position within the Central Belt of Scotland, providing businesses with convenient access to Scotland's two largest cities, Edinburgh and Glasgow, as well as the wider motorway network. The established business park comprises a mix of industrial, workshop, office and yard accommodation and is home to a diverse range of occupiers, particularly within the construction, engineering, utility and land management sector.

DESCRIPTION

The subjects comprise an open industrial unit of a steel portal frame build, held under a pitched corrugated metal roof. The subjects benefit from a roller shutter vehicle access door, as well as pedestrian door.



The minimum eaves height is 6 meters.

The property also includes a dedicated hardcore yard, made secure by steel palisade fencing. The yard extends to circa 0.57 acres and is currently being upgraded by the landlord.

ACCOMMODATION

The property has been measured in accordance with the RICS code of measuring practice (6th edition) and we have calculated the following;

Gross Internal Area: 340 sq m (3,664 sq ft).
Gross External Area: 0.57 Acres

LEASE TERMS

The premises are available for immediate occupation on a new full repairing and insuring lease.

RENT

Offers over £42,000 per annum (Exclusive of VAT).

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred. All figures quoted are exclusive of VAT which may be charged at the prevailing rate.

RATEABLE VALUE

To be reassessed upon entry.

EPC

The Energy Performance Certificates (EPC) are available on request.





To arrange a viewing please contact:



MURDO MCANDREW
Director
murdo.mcandrew@g-s.co.uk
07799 159 665



ROSS CHINNERY
Director
ross.chinnery@g-s.co.uk
07584 061 146

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. Date Published: November 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.