TO LET
MODERN INDUSTRIAL PREMISES

GRAHAM SIBBALD



Unit 6, Mill Road Industrial Estate, Linlithgow, EH49 7QY

- Prime location in popular industrial estate
- Excellent transport links
- Potential for 100% rates relief
- £11,000 per annum, exclusive of VAT.

LOCATION

The subjects are situated within the town of Linlithgow, offering an easily accessible location within Central Scotland, approximately 20 miles West of Edinburgh and 19 miles East of Stirling.

Linlithgow has a resident population of approximately 16,500 persons and continues to grow due to its popularity as a commuter town, with the M9 located nearby providing a strong link for Central Belt access.

More specifically, the premises are located within the Mill Road Industrial Estate, situated under 2 miles East of the Linlithgow Train Station and less than 3 miles from junction 4 of the M9 motorway.



DESCRIPTION

The subjects comprise a mid-terraced light industrial/warehouse unit of steel portal frame construction with brick/block lower and profile metal sheet upper walls. The roof is pitched and clad with profile metal sheets and occasional translucent roof panels. There are vehicle and pedestrian access doors on the front elevation. Internally, there is a small office to the rear and WC.

According to our calculations, we estimate the subjects extend to the following approximate gross internal areas:

Unit 6 — 91.96 Sq. M. (990 Sq. Ft.)

TERMS

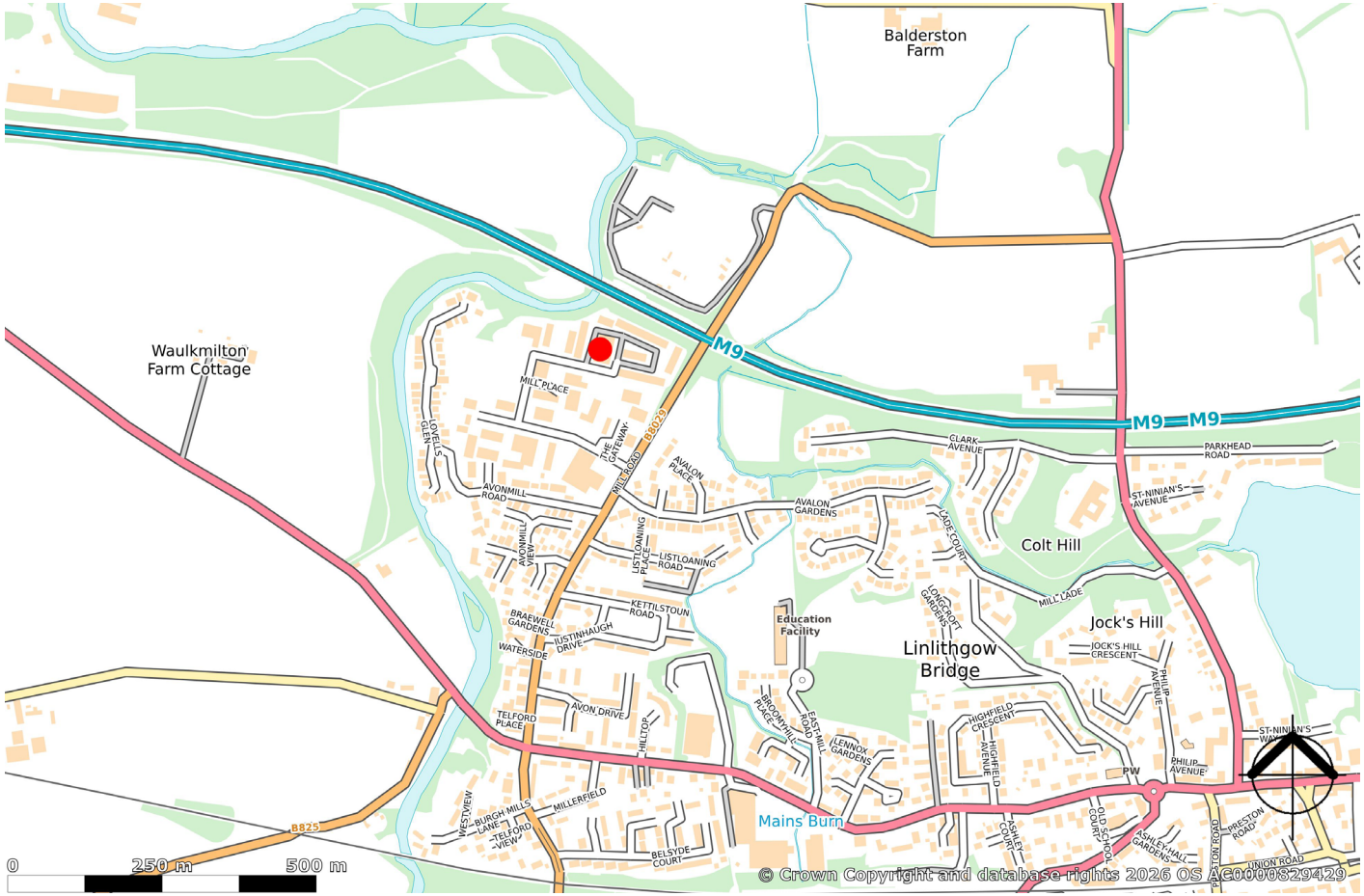
Our clients are offering a new Full Repairing and Insuring lease, with flexible terms, at an initial asking rent of £11,000 per annum, exclusive of VAT.

RATEABLE VALUE

According to Scottish Assessors website, the units are entered into the Valuation Roll as follows:

Rateable Value — £7,800

Subject to meeting relevant criteria, the incoming tenant may be eligible to claim for 100% Rates Relief through the Small Business Bonus Scheme.



VAT

VAT is applicable for these premises.

EPC

The EPC for the unit is available on request.

ENTRY

Immediate Entry is available, subject to completion of legal formalities.

To arrange a viewing please contact:



CONAL PHILLIBEN
Commercial Property Agent
conal.philiben@g-s.co.uk
07771 528 190

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
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.