TO LET - INDUSTRIAL

WESTERTON INDUSTRIAL PARK

UNIT 4, 1B WESTERTON ROAD, BROXBURN, EH52 5AU

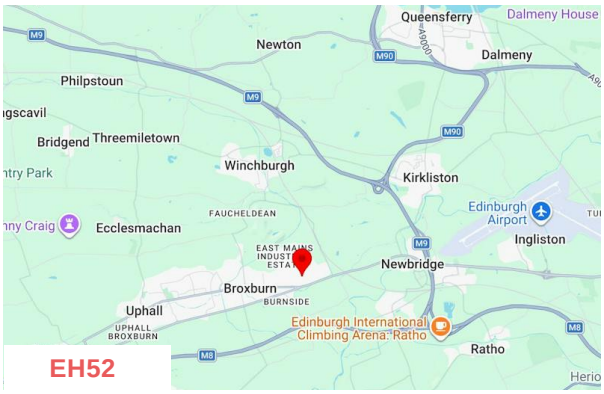


KEY HIGHLIGHTS

- 3,146 sq ft
- Modern mid-terraced industrial premises with offices
- Recently refurbished to a high standard
- Available for immediate occupation on new FRI lease
- Located within the popular East Mains Industrial Estate, Broxburn
- 6.57m eaves
- 5 x dedicated car parking spaces

SUMMARY

Available Size	3,146 sq ft
Rent	Rent on application
Rates Payable	£10,485.80 per annum Liability before relief
Rateable Value	£21,800
VAT	Applicable
EPC Rating	Upon enquiry



DESCRIPTION

Modern, terraced unit constructed with a steel portal frame, clad with insulated double skin cladding beneath a pitched roof, incorporating translucent roof lights.

Extensive refurbishment works have taken place and the property presents in excellent order.

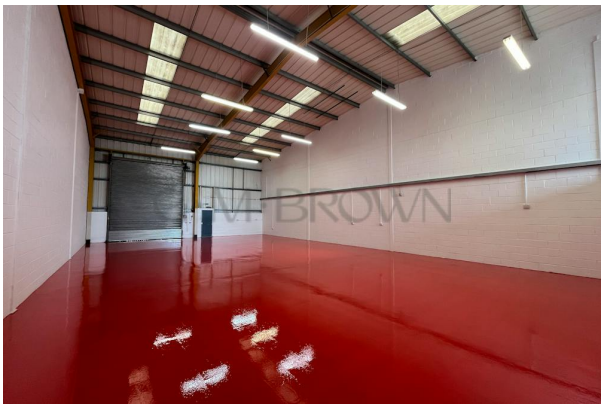
Internally provides ground floor offices to the front with open-plan warehouse to the rear opening out onto secure shared yard area via full height electric vehicle access door.

Minimum eaves height of 6.57m

Mains services including gas, water, drainage and power (100amp 3 phase) provided.

MATTERPORT LINK - https://my.matterport.com/show/?m=mr4VStNaysB







LOCATION

Broxburn is located 12 miles (19 km) west of Edinburgh and is accessed via the A8 and A89 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. Nearby occupiers include: Altrad Generation, Aviagen, Diageo, SIG Roofing and Ventro.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,566	238.39	Available
Ground - Ground Floor Office	580	53.88	Available
Total	**3,146**	**292.27**	

JOINT AGENT

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VIEWING & FURTHER INFORMATION

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