TO LET - INDUSTRIAL

WESTERTON INDUSTRIAL PARK

UNIT 6/7, 1B WESTERTON ROAD, BROXBURN, EH52 5AU

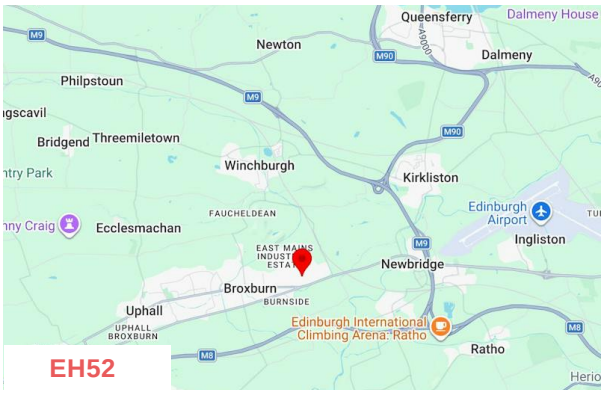


KEY HIGHLIGHTS

- 9,836 sq ft
- Located within the popular East Mains Industrial Estate, Broxburn
- 6.57m eaves
- Modern end-terraced industrial premises with offices
- Available Q1 2027 on new FRI lease
- Benefits from existing office space

SUMMARY

Available Size	9,836 sq ft
Rent	Rent on application
Rates Payable	£31,832.50 per annum
Rateable Value	£59,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









DESCRIPTION

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

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.

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	8,820	819.40	Available
Ground - Ground Floor Office	1,016	94.39	Available
Total	**9,836**	**913.79**	

JOINT AGENT

Ben Dobson, Ryden
07796649931
ben.dobson@ryden.co.uk

VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

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