CBRE

9A Clifton View, Broxburn

c. 4,866 sq ft Modern Industrial Unit available Q1 2027

9A Clifton View
East Mains Industrial Estate
Broxburn
EH52 5NE



9A Clifton View, Broxburn

Location

The unit is ideally situated in between Edinburgh and Glasgow, with 75% of Scotland's population living within 50 miles of the unit. Moreover, Clifton View benefits from its proximity to the M8, M9 and M90, which provides access to Edinburgh, Glasgow, Stirling and national motorway networks. These motorways, and Edinburgh Airport are all under a 10-minute drive. Moreover, the Edinburgh City Bypass (A720) and city centre are a 16-minute drive and 30-minute drive east of the site respectively. Glasgow's city centre lies 35 miles west of unit and has a drive time of under 50 minutes.

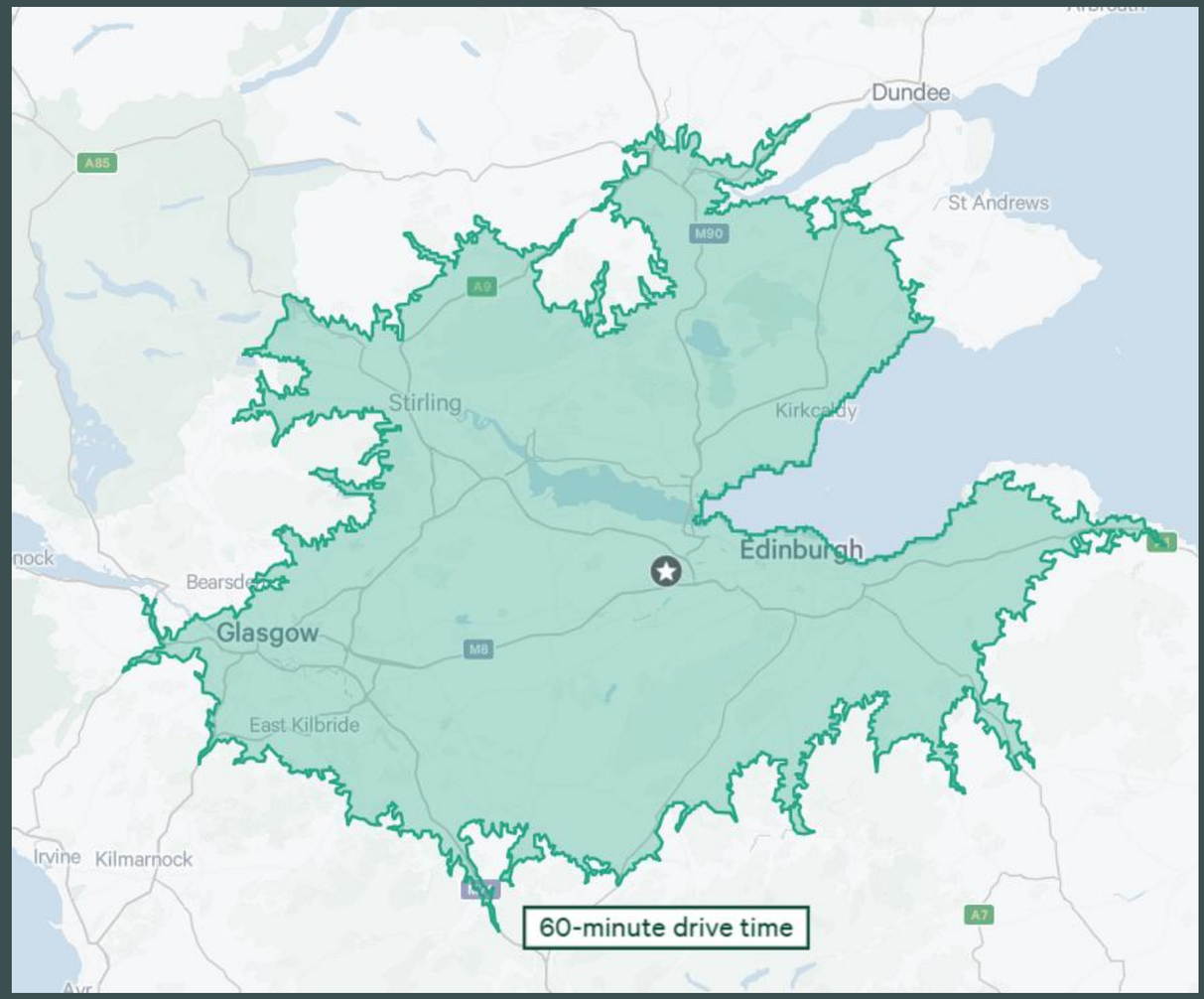
Uphall Station is the nearest train station, which offers direct services to Edinburgh and Glasgow, while the E19, X18, 72, 2A, 2B, 16 all serve the industrial estate.

East Mains Industrial Estate is an established industrial estate between Broxburn and Newbridge. Neary occupiers include Diageo, Volvo Truck & Bus, SIG, Kwik Fit, Eastern Western Motor Group.

75%
Scotland's population within 50 miles of the unit

c.4,866
Sq ft GIA

10min
Drive time to M8, M9, M90







**Indicative purposes only*

9A Clifton View, Broxburn

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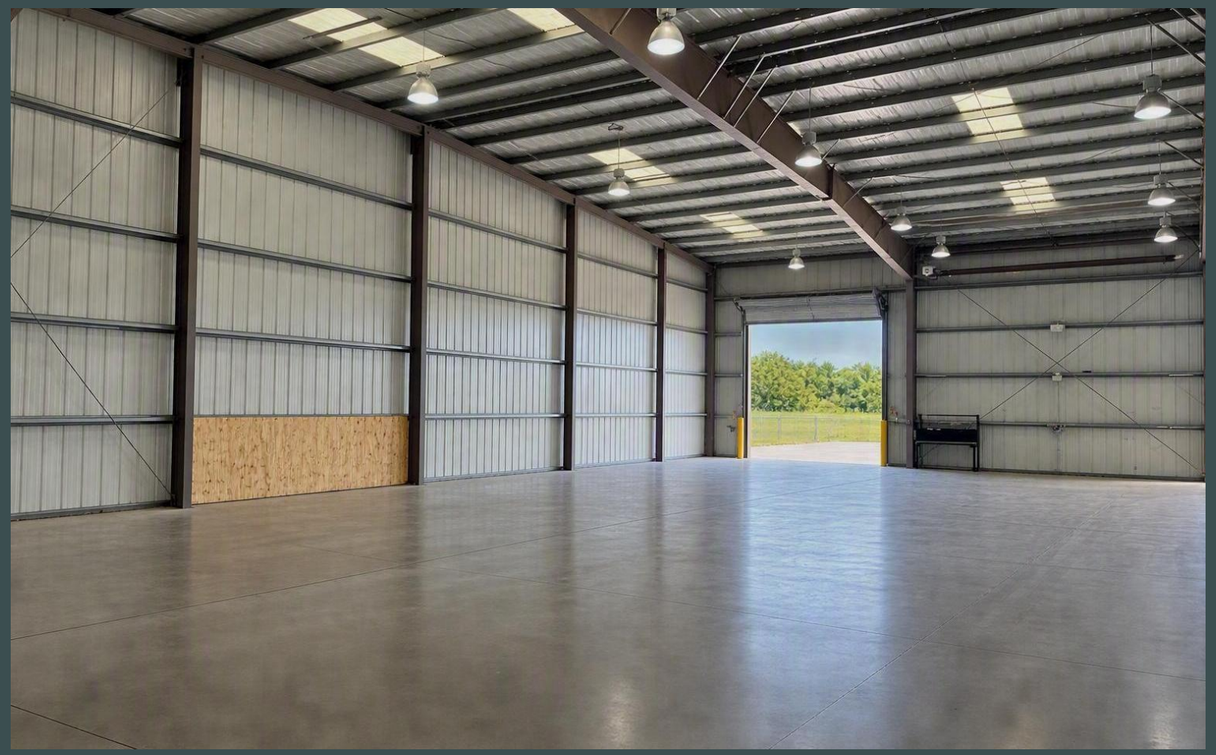
Description

The property was constructed in 2009 and is of a steel portal frame construction with an external cladding of insulated profile metal sheeting under a pitched roof with 6.1m eaves, rising to 6.9m at the apex.

Internally, the property is accessed via an electrically operated roller shutter door that is 4m wide and 4.8m high and leads to an open plan ‘shell’ unit with suspended LED lighting and heater.

Externally, the unit benefits from a 0.3 acre secure and shared yard with 0.34 acres of expansion space. There are also 17 shared car parking spaces. The proposed unit measures to a Gross Internal Area of c. 4,866 sq ft and will be measured once the Landlord works have been completed. The unit benefits from an EPC B (027) rating. A copy of this is available on request.







**Indicative purposes only*

Specifications:

- c. 4,866 sq ft GIA
- Shared, secured yard
- Open plan warehouse
- 4x4.8m electrical roller shutter door
- 6.1m minimum eaves height
- LED lighting

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RENT

The premises are available from Q1 2027 on a new FRI basis for a rent and term to be agreed.

VAT

All prices are quoted exclusive of VAT.

BUSINESS RATES

To be assessed upon practical completion.

EPC

B (027). A copy is available on request

DEVELOPMENT PLANS

There is a proposal to expand the building to provide c. 10,000 sq ft of additional space

PLANNING

The unit benefits from Use Class 4, 5 (general industrial) and Class 6 (storage & distribution). Additional information on the planning consent is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.





*Racking to be removed

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September 2026

CBRE