TO LET

Unit 1, Mill Road Industrial Estate

Linlithgow Bridge, Linlithgow, EH49 7QY

Industrial / Office Space with Large Yard

- 3,015 sq m (32,449 sq ft)
- Highly prominent location
- Benefits from extensive yard / car parking. Total site area of 1.62 acres
- Suitable for a variety of uses

LOCATION

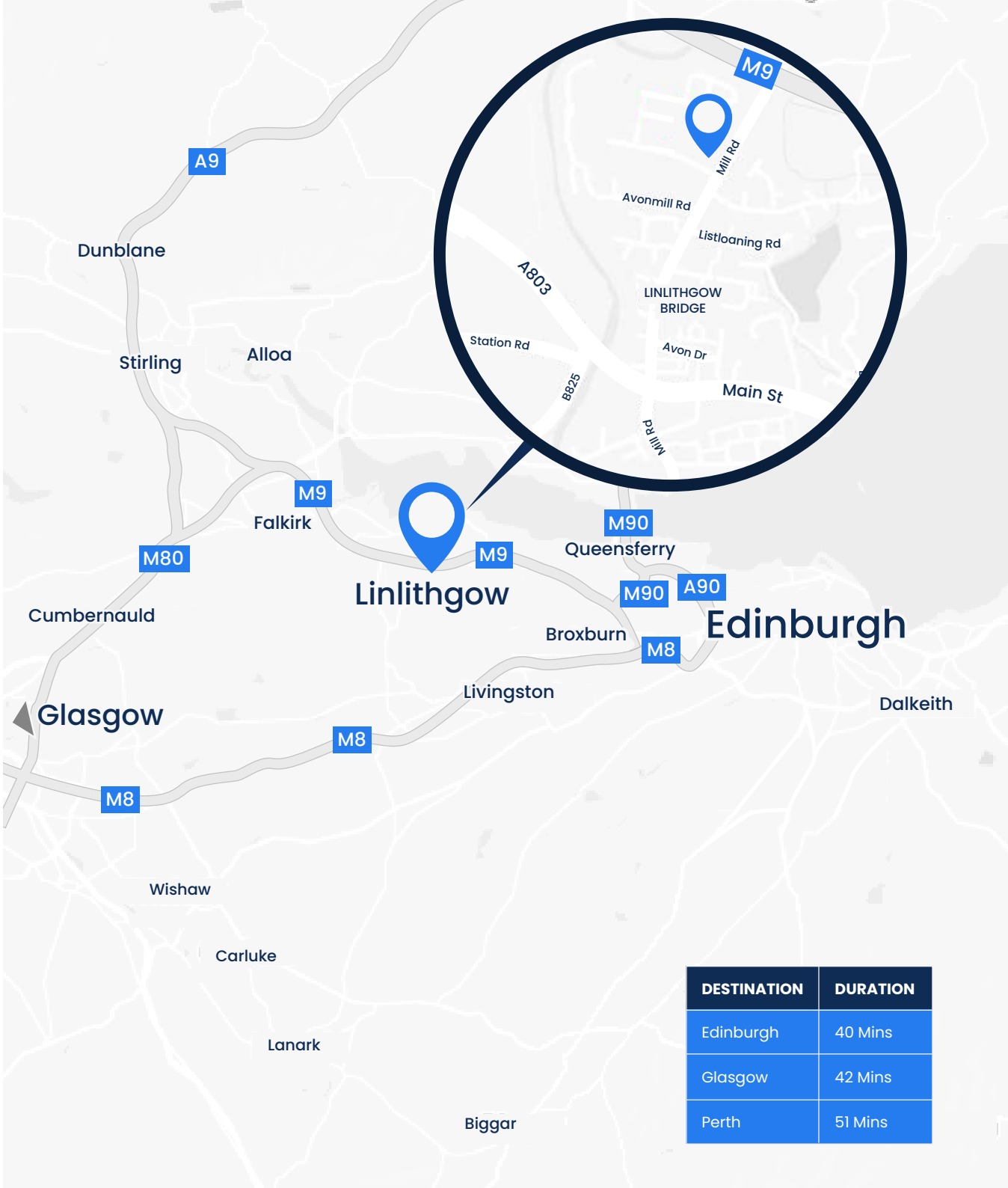
The subjects are located within the attractive West Lothian town of Linlithgow which lies approximately 20 miles west of Edinburgh between Junctions 3 and 4 of the M9 motorway.

The town is a very popular commuting town for both Edinburgh and Glasgow having excellent road links, as well as being on the main Edinburgh/Glasgow railway line. Linlithgow train station is within walking distance of the subjects, with trains every 15 minutes, to the two most significant cities in Scotland.

Mill Road Industrial Estate is a modern, well managed industrial estate offering high quality industrial accommodation at competitive prices. The estate is regarded as a premium business location which is home to a number of well-established businesses and provides an ideal base for companies looking to serve the Central Scotland and Lothians' business communities.

Surrounding occupiers include:

- Arco
- Howdens
- Hunters of Linlithgow
- Royal Mail Group
- Screwfix
- Toolstation



DESTINATION	DURATION
Edinburgh	40 Mins
Glasgow	42 Mins
Perth	51 Mins

UNIT 1, MILL ROAD INDUSTRIAL ESTATE

UNIT 1, MILL ROAD INDUSTRIAL ESTATE

DESCRIPTION & ACCOMMODATION

The subject premises comprise industrial and office accommodation which benefits from excellent yard / car parking.

The building benefits from a prominent location at the entrance to Mill Road Industrial Estate fronting onto Mill Road.

Internally the property offers open plan accommodation which can be used for a wide variety of uses including storage, workshop, showroom, trade counter and office space.

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) to provide a gross internal area of:

3,015 sq m (32,449 sq ft).

Requirements from 5,000 sq ft upwards can be accommodated.

YARD/CAR PARKING

The property benefits from a large yard / car park.

RENT

The property is available to lease on a flexible or long term basis. The quoting rent for the whole property is £124,000 per annum plus VAT.

RATEABLE VALUE

We are advised by the local Assessor that the property currently has a Rateable Value of £131,250 with rates payable (2026/27) of approximately £71,925 per annum. Interested parties are advised to make their own enquiries.

EPC

The Energy Performance Certificate rating is available on request.

VAT

VAT will be payable on the rent, insurance and service charge.

LEGAL COSTS

Each party shall bear their own legal costs incurred in any transaction.

VIEWINGS & FURTHER INFO

Viewing and further information available from the letting agents:-

Cameron Whyte

E: 07789 003 148
T: cameron.whyte@ryden.co.uk

Leo Masson

E: 07425 320 611
T: leo.masson@ryden.co.uk

Ryden

Ryden, Edinburgh

7 Exchange Crescent
Conference Square
EH3 8AN

Important Notice – Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. November 2021. Anti Money Laundering – 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. Date of Publication: September 2026.

Brochure designed by Coco's Atelier | www.cocosatelier.co.uk