TO LET



UNIT 22, MILL ROAD INDUSTRIAL ESTATE

LINLITHGOW BRIDGE | LINLITHGOW | EH49 7SF

PRIME INDUSTRIAL UNIT

- 88 sq m (950 sq ft)
- High quality warehouse premises
- Situated within a well-established industrial estate
- Central location affording good transport links
- Benefits from 100% rates relief

A PROMINENT INDUSTRIAL 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 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


HUNTERS OF LINLITHGOW
HOWDENS
ROYAL MAIL GROUP
TOOLSTATION
SCREWFIX
UNIT 22
M9
EDINBURGH

HIGH-SPECIFICATION INDUSTRIAL UNIT

The subject premises comprise a modern high-quality steel framed industrial unit with insulated cladding under a pitched metal roof.

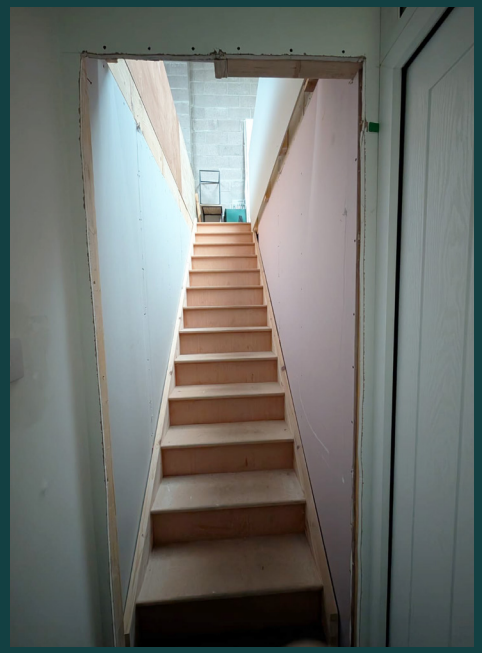
The property is arranged to provide open warehouse accommodation with an office benefitting from a minimum eaves height of 4.67m rising to 6.14m along with the following specification:

- ELECTRIC UP AND OVER VEHICLE ACCESS DOOR
- LED LIGHTING
- TRANSLUCENT ROOF PANELS
- SECURITY ALARM
- WC FACILITIES
- OFFICE ON MEZZANINE FLOOR









ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) to provide a gross internal area of 88 sq m (950 sq ft).

CAR PARKING

There are 3 clear car parking spaces with the subjects.

RENT

Our client is seeking a rental of £9,500 per annum plus VAT.

LEASE TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed.

RATEABLE VALUE

We are advised by the Scottish Assessor(www.saa.gov.uk) the property currently has a Rateable Value of £6,900 with potentially no rates payable for companies benefiting from the Small Business Bonus Scheme. 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.

DATE OF ENTRY

The unit is available for occupation in February 2026, subject to conclusion of missives.

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

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