Ryden

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

90 SQ M (969 SQ FT)



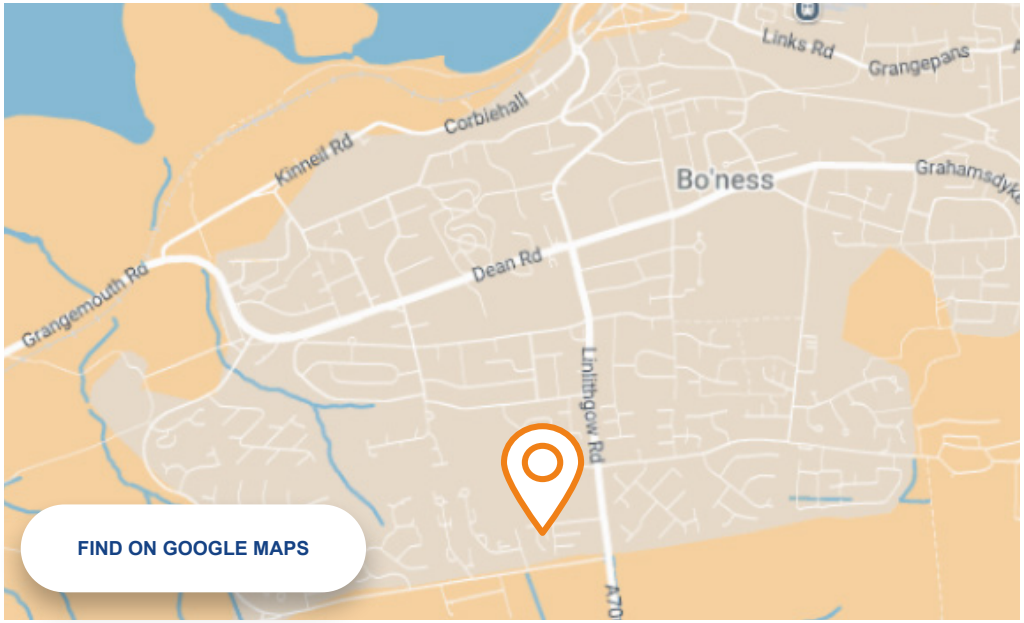
AVAILABLE NOW

BLOCK 2, UNIT 6
BOWMAINS
INDUSTRIAL ESTATE
CRAWFIELD LANE
BO'NESS
EH51 0QG

- SUITABLE FOR A VARIETY OF USES
- WELL ESTABLISHED BUSINESS LOCATION
- POTENTIAL FOR 100% RATES RELIEF
- RECENTLY REFURBISHED

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LOCATION

Bowmains Industrial Estate is located in the town of Bo'ness. This town is located in Scotland's Central Belt and is 20 miles west of Edinburgh, and 33 miles East of Glasgow. Bo'ness is accessed via the M9 or the A904 both of which are arterial roads Inking Edinburgh to Glasgow. The estate is located on the south side of Bo'ness and is just off Linlithgow Road (A706). The units are accessed via Crawfield Lane.

DESCRIPTION

The premises comprise two industrial terraces with a communal yard and parking facilities. The unit is of steel portal frame with profile metal cladding, mono pitched roof and benefits from translucent panels. The unit also has an up and over manual roller shutter door and seperate pedestrian access.

Internally, the unit has concrete floors and benfits from gas supply, 3 phase power, fluorescent strip lighting, WC's and the oppurtunity to add office space if necessary.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practise (6th Edition) to provide a gross internal area of 90 Sq M (969 Sq ft).

LEASE TERMS

The premises are available to let on a new Full Repairing and Insuring basis.

ENTRY

Entry is available upon completion of missives

BUSINESS RATES

We understand from the Local Assessors Department that the property currently has a rateable value of £4,600.

The property, therefore, offers occupiers potential for 100% relief on rates payable via the Small Business Bonus Scheme. Interested parties are advised to make their own enquiries with the Local Assessor.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

VAT

VAT is applicable for this property.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal nammer, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

ANTI-MONEY LAUNDERING

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.

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GET IN TOUCH

Please get in touch with our letting agent for more details.

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