Ryden

# TO LET

## INDUSTRIAL / WAREHOUSE PREMISES

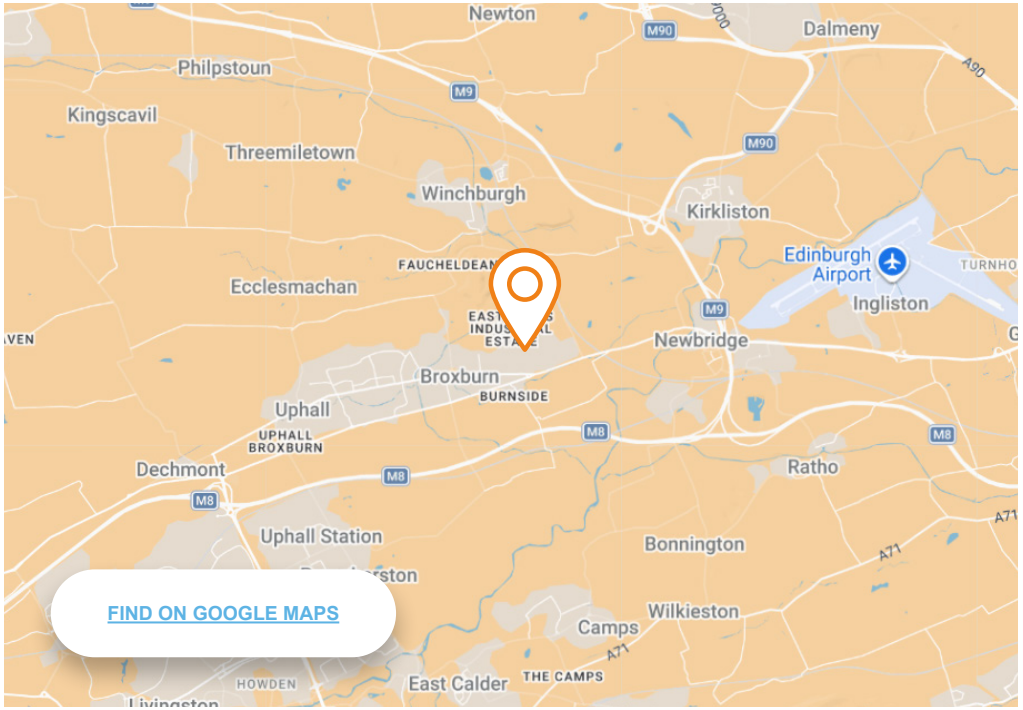
**3,118 SQ FT (290 SQ M)**




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**UNIT 14 TARTRAVEN PLACE, EAST MAINS INDUSTRIAL ESTATE**
**BROXBURN**
**EH52 5LT**

- POTENTIAL FOR RATES RELIEF
- WELL ESTABLUISHED INDUSTRIAL LOCATION
- SUITABLE FOR A VARIETY OF USES
- FLEXIBLE LEASE TERMS
- AVAILABLE Q1 2027






## LOCATION

East Mains Industrial Estate is a well-established industrial location situated approximately 5 miles to the west of Edinburgh Airport and 6 miles from Junction 3 of the M8.

The estate benefits from close proximity to the Newbridge Roundabout which provides access to the M8/M9 motorways.

More specifically the premises are located on Tartraven Place which is situated on the west side of the industrial estate with direct access taken from Dunnet Way which acts as the main thoroughfare connecting the entire estate.

Surrounding occupiers include Kwikfit, Mercedes-Benz of Edinburgh, Eastern Western Motor Group, Asphaltic Broxburn (SIG), Diageo and Broxburn Bottlers.

## DESCRIPTION

The estate comprises two terraces of industrial units which are all of brick construction to full height, externally surmounted by profile metal sheeting and a mono pitched felt roof. Internally, the premises are are arranged to provide open plan industrial accommodation with a minimum eaves height of 3.9m rising to 4.7m, along with WC facilities, office facilities and a roller shutter vehicle access door.

The property benefits from ample natural daylight via translucent roof panels as well as fluorescent strip lighting. The property also benefits from a gas supply and 3 phase power.

Externally, there is ample car parking for deliveries, staff and visitors.

## ACCOMMODATION

The premises has been measured in line with RICS Code of Measuring Practice (6th Edition) to provide a gross internal area of 290 sq m (3,118 sq ft).

## BUSINESS RATES

We are advised by the local Assessor that Unit 14 currently has a Rateable Value of £14,200.

There is potential to receive 45% relief on business rates payable via the Small Business Rates Relief Scheme and interested parties are advised to make their own enquiries.

## TERMS

Unit 14 is available on a new full repairing and insuring lease at a rent of £22,600 per annum plus VAT for a period to be agreed.

## EPC

Unit 14 has an EPC ‘F’ rating

## VAT

All prices are quoted exclusive of VAT

## 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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## 290 SQ M (3,118 SQ FT)



## UNIT 14 TARTRAVEN PLACE BROXBURN EH52 5LT

# GET IN TOUCH

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


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Ryden


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