Ryden

TO LET

MODERN INDUSTRIAL PREMISES
501 SQ M (5,395 SQ FT)

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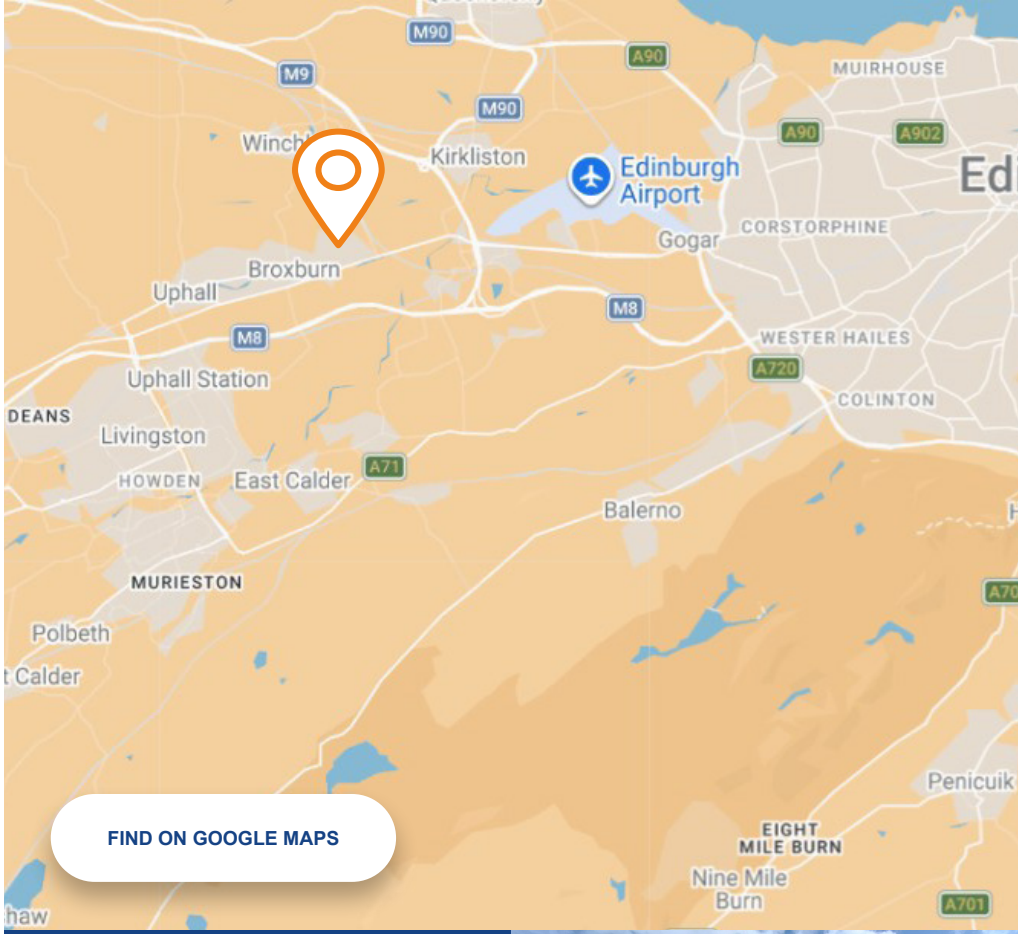
UNIT 2 BROCKS HOUSE, 6C DUNNET WAY, EAST MAINS INDUSTRIAL ESTATE BROXBURN EH52 5NN

- BENEFITS FROM ATTRACTIVE 1 ST FLOOR OFFICE SPACE
- MODERN SPECIFICATION
- HIGH MINIMUM EAVES HEIGHT OF 6.77M RISING TO 7.28M
- AVAILABLE IMMEDIATELY



FIND ON GOOGLE MAPS

MODERN INDUSTRIAL PREMISES IN WELL ESTABLISHED LOCATION

501 SQ M (5,395 SQ FT)

LOCATION

East Mains Industrial Estate is a well established business 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 within Brocks House on Dunnet Way which is the main estate thoroughfare.

Surrounding occupiers include Europa Bathrooms, SA Equip, Field & Forest Machinery, Mercedes-Benz of Edinburgh, Eastern Western Motor Group, Asphaltic Broxburn (SIG), Diageo and Broxburn Bottlers.

DESCRIPTION

The premises comprise a modern mid terrace industrial building which benefits from attractive office accommodation to the front elevation. The building is of steel frame construction with fully insulated steel cladding to the elevations and roof.

Internally the warehouse benefits from a minimum eaves height of 6.77m rising to 7.28m along with 3 phase electricity supply, LED lighting and electric roller shutter door.

The office space is on the first floor to the front elevation of the building and offers attractive open plan accommodation along with WC facilities and kitchen.

ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6 th

Edition) to provide the following Gross Internal Area:

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	425	4,577
1F OFFICE	76	818
TOTAL	501	5,395

BUSINESS RATES

We are advised by the local Assessor that the property has a Rateable Value of £23,800 which results in rates payable of approximately £11,700 per annum. Interested parties are advised to speak with the local Assessor.

TERMS

The property is available on a Full Repairing & Insuring lease for a period to be agreed and a rent of £40,437 per annum plus VAT.

EPC

The property has an EPC ‘A’ rating.

ENTRY

Upon agreement.

VAT

All prices are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

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BROXBURN
EH52 5NN

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GET IN TOUCH

Please get in touch with our sole letting agents for more details.

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