

Ryden

FOR SALE

REFURBISHED INDUSTRIAL UNIT
WITH LARGE YARD

364 SQ M (3,914 SQ FT)



**CAMPS INDUSTRIAL
ESTATE
KIRKNEWTON
WEST LOTHIAN
EH27 8DF**

**TOTAL SITE AREA
OF 1.91 ACRES**

**STRATEGIC LOCATION FOR
SERVICING EDINBURGH
& WEST LOTHIAN**

**STAGE 1 BUILDING
WARRANT RECENTLY
OBTAINED FOR 18
ADDITIONAL UNITS**

**MODERN UNIT WITH
HIGH EAVES HEIGHT**



LOCATION

The property is located in the well established Camps Industrial Estate on the outskirts of Kirknewton and East Calder, West Lothian.

The estate is well positioned to service Edinburgh which is 10 miles to the east and Livingston, 4 miles to the west, as well as the M8 corridor. Access to the estate is via the A71 which connects Livingston to Edinburgh and the City of Edinburgh Bypass (A720).

DESCRIPTION

The premises comprise a modern stand-alone industrial unit which benefits from a large secure yard.

The building is of steel portal frame construction with insulated steel cladding to the side elevations and the roof.

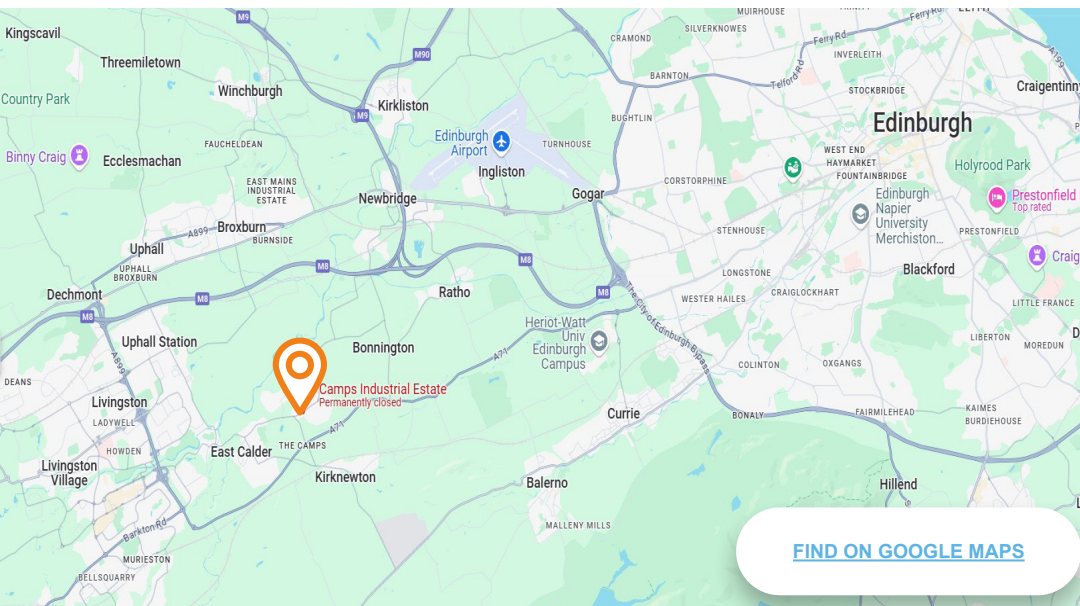
SPECIFICATION

The property was recently refurbished and benefits from the following specification:

- Excellent natural light via translucent roof panels
- Modern LED lighting
- Minimum eaves height is 4.71m rising to 5.38m
- 4 x new electric roller shutter doors.
- New distribution board
- New fire and security alarms
- New EV car charger
- New office accommodation
- New WC facilities

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide a Gross Internal Area of 364 sq m (3,914 sq ft). The total site area is 1.91 acres.





PLANNING CONSENT

The site was granted planning permission on the 9th August 2023 to subdivide the existing unit and erect an additional 21 new industrial units with associated access, yard and parking. Planning reference (0143/FUL/22).

The current owner has subsequently obtained Stage 1 building warrant for a development comprising 18 additional units which is shown below. This was granted on the 20th August 2026. Reference LIV/25/0537/BW/S1

TERMS

The heritable interest is available to purchase and offers in excess of £750,000 are invited. Interested parties are advised to note their interest in writing to ensure they are kept informed of any closing dates.

BUSINESS RATES

The rateable value will need to be reassessed and interested parties are advised to make their own enquiries to the local the assessors office.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the Purchaser will be liable for LBTT and VAT.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.



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GET IN TOUCH

Please get in touch with our agents for more details.

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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. 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 what ever in relation to this property. **MARCH 2025**

