Ryden

TO LET

INDUSTRIAL / TRADE UNIT WITH LARGE YARD

493 SQ M (5,304 SQ FT)



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2/18 WESTERTON ROAD
EAST MAINS INDUSTRIAL ESTATE
BROXBURN
EH52 5AU

- BENEFITS FROM A LARGE SECURE YARD
- TOTAL SITE AREA OF 0.66 ACRES
- EXISTING OFFICE / TRADE COUNTER AND MEZZANINE FLOOR
- RECENTLY REFURBISHED



LOCATION

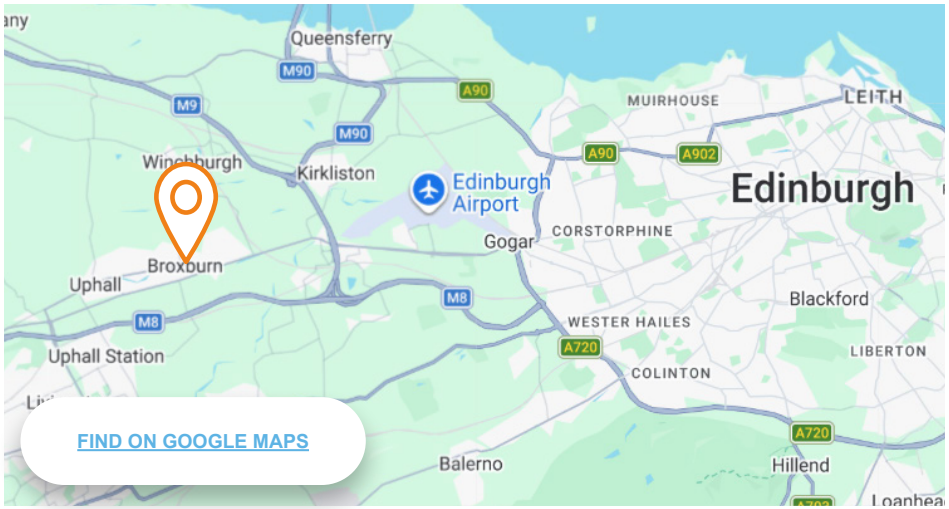
East Mains Industrial Estate is a well established business location situated approximately 4.5 miles to the west of Edinburgh Airport and 6 miles from Junction 3 of the M8.

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

More specifically the premises are located to the south end of East Mains Industrial Estate, giving it close access to the A89.

Surrounding occupiers include SIG Roofing, Regus, Halfords, M&N Truck & Bus, Broxburn Bottlers, Greggs, Starbucks, Shell Select,

BP, Eastern Western Accident Repair Centre, Enterprise Rent-A-Car, Diageo, Indie Campers and Biffa.



DESTINATION	MILES	MINS
Newbridge Roundabout (M8 / M9)	2	4
Edinburgh Airport	4.5	9
M8 Junction 3, Livingston	6	11
Edinburgh City Bypass, Hermiston Gait	7.5	11
Queensferry Crossing	6	14
Edinburgh city centre	11	28
Stirling	29	37
Glasgow city centre	35	43

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
WAREHOUSE / TRADE COUNTER / OFFICE	329	3,546
MEZZANINE FLOOR	163	1,758
TOTAL	493	5,304

DESCRIPTION

The premises comprise a standalone industrial / trade unit which benefits from a large secure yard and car park.

The building is of steel frame construction with fully insulated steel cladding to the elevations and roof. Internally the property is arranged to provide industrial / warehouse space, trade counter / showroom, office and staff welfare facilities along with an extensive mezzanine floor.

The specification is as follows:

- Minimum eaves height of 6m rising to 8.58m
- Modern LED lighting
- Electric roller shutter door
- 3 phase electricity supply
- Glazed double pedestrian access doors
- Kitchen
- WC facilities

















ENTRY

Upon agreement.

TERMS

The property is available for a term to be agreed at a rent of £70,000 per annum plus VAT. Further information is available from the letting agents.

EPC

The property has an EPC ‘A13’ rating.

VAT

All prices are quoted exclusive of VAT.

RATES

The property currently has a Rateable Value of £25,100 which results in rates payable (2026/27) of approximately £12,073 per annum.





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GET IN TOUCH

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Ryden

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