

Ryden

TO LET

**INDUSTRIAL / WAREHOUSE
PREMISES**

583.4 SQ M (6,280 SQ FT)



**UNIT 13 TARTRAVEN
PLACE
EAST MAINS
INDUSTRIAL ESTATE
BROXBURN
EH52 5LT**

**WELL ESTABLISHED
INDUSTRIAL LOCATION**

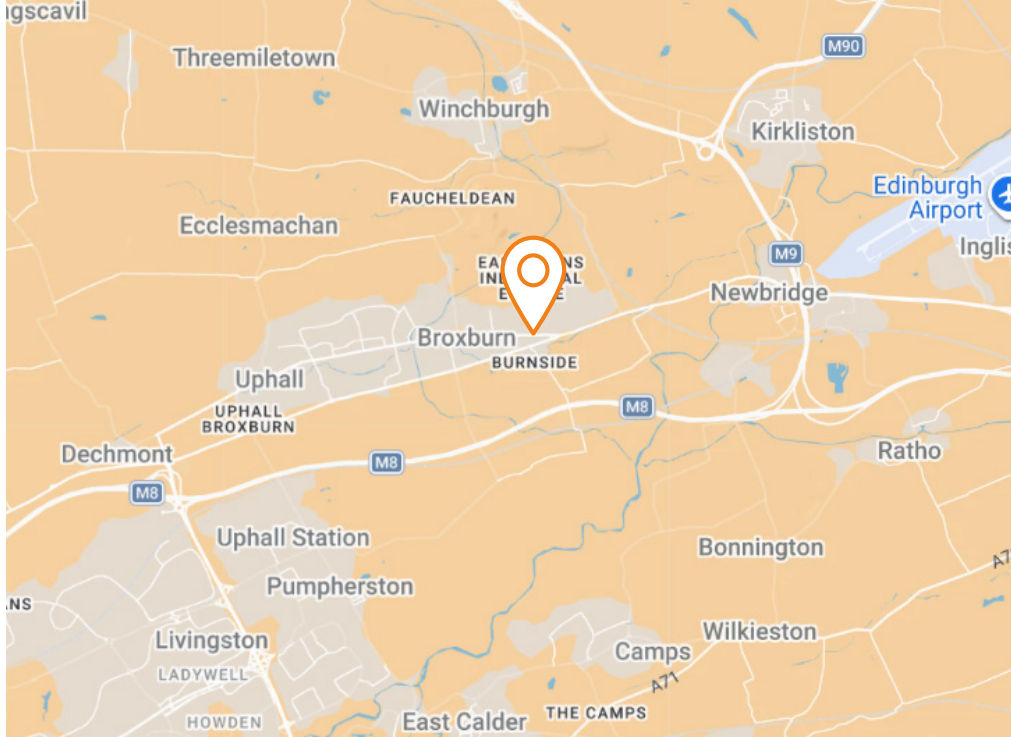
**SUITABLE FOR A
VARIETY OF USES**

FLEXIBLE LEASE TERMS

AMPLE YARD/PARKING

AVAILABLE Q4 2026

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



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 all have concrete flooring and are of brick construction to full height, externally surmounted by profile metal sheeting under a mono pitched felt roof. Internally, the premises 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, pedestrian access to the front of the building and a roller shutter vehicle access door.

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

Externally, there is ample car parking area to the front elevation.

VAT

All prices are quoted exclusive of VAT

ACCOMMODATION

The premises has been measured in line with RICS Code of Measuring Practice (6th Edition) to provide a gross internal area of 583.4 sq m (6,280 sq ft).

BUSINESS RATES

We are advised by the local Assessor that Unit 13 currently has a Rateable Value of £28,900. Interested parties are advised to make their own rating enquiries.

TERMS

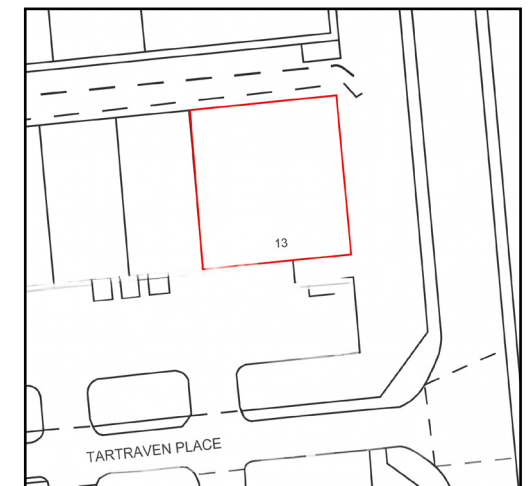
The property is available on a new full repairing and insuring lease at a rent of £45,500 per annum plus VAT for a period to be agreed.

EPC

Available upon request.

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

VIEWING AND FURTHER INFORMATION

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

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Ryden

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