TO LET

INDUSTRIAL PREMISES

- Prime location within East Mains Industrial Estate, Broxburn
- Rental price on application
- Large industrial premises with secure yard
- Adjoining unit is available upon request
- 10,016 SQFT of industrial space available
- Generous parking provision to the front elevation and secure yards to the rear
- Suitable for a variety of uses subject to the necessary planning consents

VIRTUAL TOUR

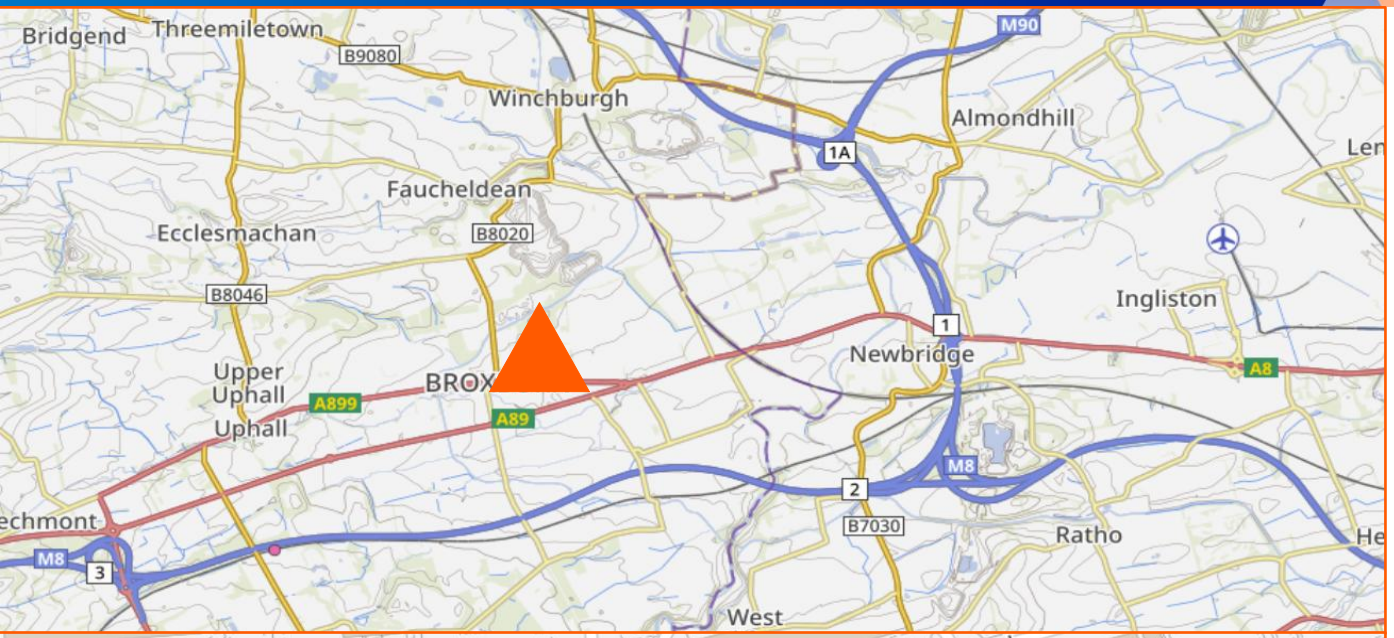
1A LIGGAT SKYE PLACE, EAST MAINS INDUSTRIAL ESTATE, BROXBURN, EH52 5NA

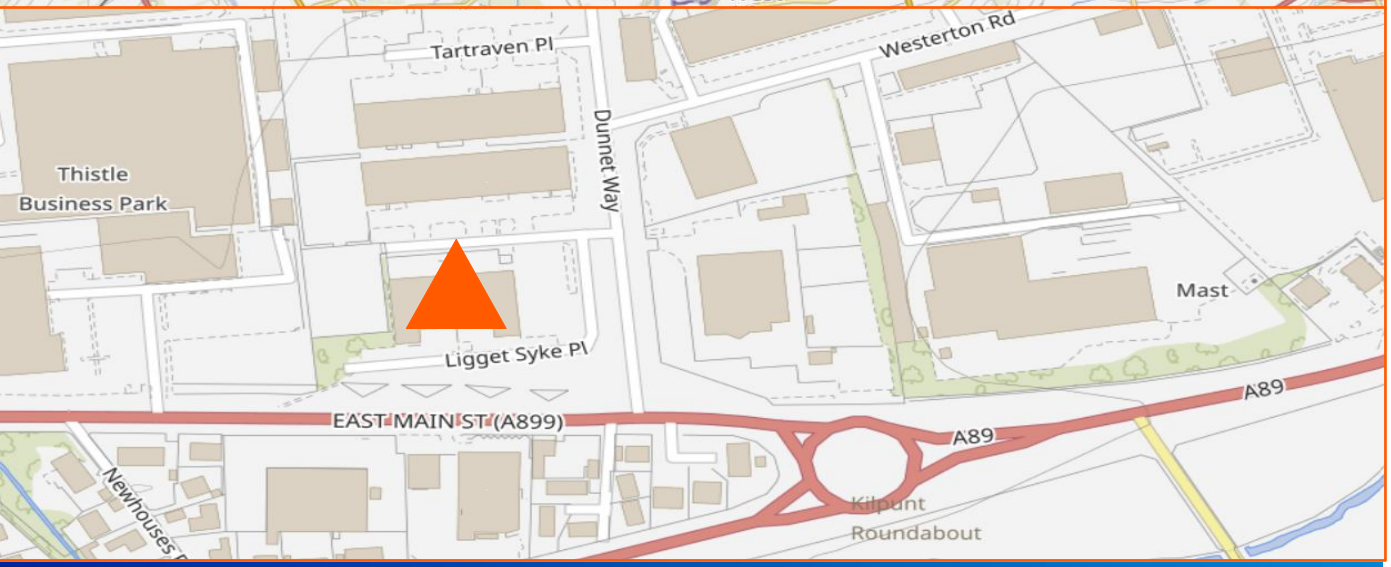
CONTACT: Emily Anderson emily.anderson@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**

SHEPHERD COMMERCIAL

Location

1A LIGGAT SKYE PLACE, EAST MAINS INDUSTRIAL ESTATE, BROXBURN, EH52 5NA





Industrial premises available for lease in Broxburn, West Lothian

FIND ON GOOGLE MAPS

Location

Broxburn is an established West Lothian town situated on the A89 trunk road which is one of the main vehicular routes that leads a high volume of traffic east into Edinburgh from West Lothian. Broxburn benefits from being in close proximity to Edinburgh Airport and major freight hubs, making it a highly sought after location for logistics, distribution, and supply chain operations.

More specifically, the subjects are located within East Mains Industrial Estate, easily accessible via Dunnett Way. East Mains Industrial Estate is a prime industrial location; providing excellent access to Scotland's central transport network via the M8 & M9 motorways. In turn, making the subjects a prime location & accessible base for an industrial occupier.

Unit 1A

1A LIGGAT SKYE PLACE, EAST MAINS INDUSTRIAL ESTATE, BROXBURN, EH52 5NA

Description

The subjects comprise a double bay industrial unit of steel portal frame construction under a pitched insulated profile steel roof incorporating translucent roof flights.

Internally, the accommodation comprises of a large warehouse area, as well as offices and toilet areas. The property benefits from 3 phase power and mains gas supply. There are also two manually operated roller shutters. The unit has an apex height of 5.13m & eaves height of 3.72m.

There is a secure yard to the rear which can be accessed via Liggat Skye Place.

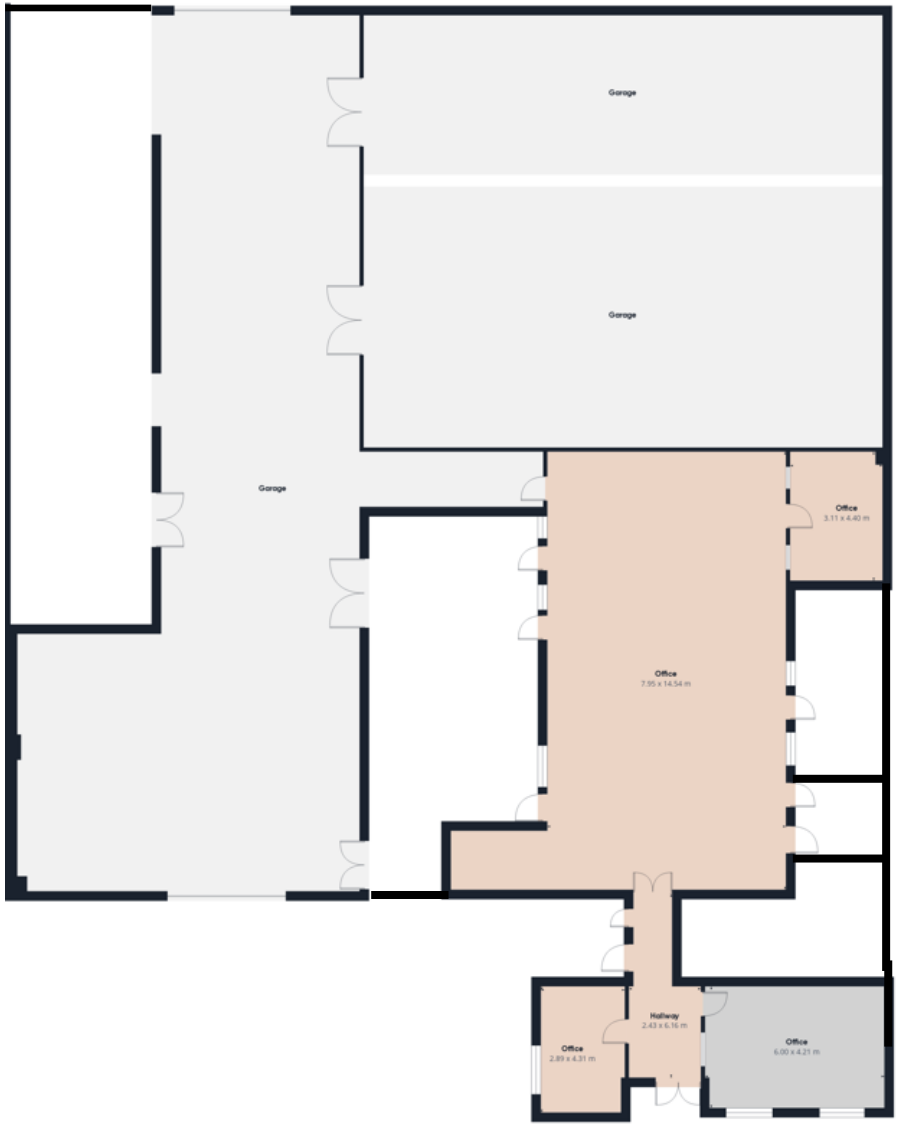
Accommodation

Description		
Industrial and offices	930.50 SQM	10,016 SQFT
Eaves Height	3.72 M	
Apex Height	5.13 M	
Roller shutter doors	4.40(H) 3.79(W)	

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floorplans

1A LIGGAT SKYE PLACE, EAST MAINS
INDUSTRIAL ESTATE, BROXBURN, EH52 5NA



The Detail

Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Price on application

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of;

Unit 1A - £53,300 which results in rates payable of approximately £28,515.50 per annum.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Emily Anderson
Emily.anderson@shepherd.co.uk

Hannah Barnett
Hannah.barnett@shepherd.co.uk

Shepherd Chartered Surveyors
12 Atholl Crescent, Edinburgh, EH3 8HA
t: 0131 225 1234

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **July 2026**

SHEPHERD
COMMERCIAL