

TO LET

INDUSTRIAL UNIT
6,750 sq ft (627 sq m)

OFFICE ACOMMODATION
1,080 sq ft (100 sq m)

UNIT 9A, ALBYN INDUSTRIAL ESTATE
BROXBURN, EH52 6PQ



- INDUSTRIAL UNIT OF 6,750 SQ FT
- OFFICE UNIT OF 1,080 SQ FT
- SHARED YARD AREA
- CLOSE PROXIMITY TO M8 AND M9 MOTORWAYS
- 30 MINUTES DRIVE TO EDINBURGH CITY CENTRE
- FLEXIBLE TERMS AVAILABLE

LOCATION

Located on an older industrial site off the B8020 near to Broxburn, West Lothian. 30 minutes drive from Edinburgh city centre, 20 minutes Drive from Edinburgh Airport and 50 minutes drive form Glasgow city centre.

DESCRIPTION

Industrial unit with concrete floor, metal frame, cladding and roof lights, with large access doors at either end. Previously used by metal fabricators and suitable only for a limited range of businesses, specifically excluding motor traders or retailers, due to the nature of the site.

A separate office unit is available in close proximity to the workshop. This is of brick construction with double glazed windows and electric heating.

ACCOMMODATION

The units have been measured and have Gross Internal areas of approximately:

Industrial Unit:

6,750 sq ft (627 sq m).

Office Unit:

1,080 sq ft (100 sq m).

LEASE TERMS

Our clients are seeking to let this property on a full repairing lease for a term to be agreed.

RENT

Industrial Unit:

£12,250 per annum.

Office Unit:

£3,500 per annum.

References essential.

RATEABLE VALUE

Industrial Unit:

The Rateable Value is £14,900.

Office Unit:

The Rateable Value is £3,350.

As such subject to status an occupier may benefit from 100% small business rates relief.

LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however the ingoing party shall be responsible for any registration dues, Land and Buildings Transaction Tax and any other expenses.

VAT

No VAT will be charged on the rent.



ENTRY

Entry with vacant possession can be given immediately on conclusion of legal formalities.

VIEWING

For further information or to arrange a viewing, please contact the sole letting agents:

Angus Thomson MRICS
angus.thomson@ftlinden.com

John Morton MRICS
john.morton@ftlinden.com

FT Linden Ltd
28 Stafford Street
Edinburgh EH3 7BD

Tel: 0131 226 6287

www.ftlinden.com

