

TO LET

PROMINENT INDUSTRIAL UNIT
WITH YARD / CAR PARKING

732 SQ M (7,877 SQ FT)

WELL ESTABLISHED INDUSTRIAL LOCATION
PROMINENT LOCATION FRONTING ONTO DUNNET WAY
SUITABLE FOR A VARIETY OF USES

FRESKYN PLACE

EAST MAINS INDUSTRIAL ESTATE
BROXBURN
WEST LOTHIAN
EH52 5NF



M8

Biffa

Keyline
BUILDERS MERCHANTS

LIDL

home bargains
TOP BRANDS - BOTTOM PRICES

A899

A89

BROXBURN TOWN CENTRE >

< EDINBURGH 15 MINUTES

halfords

KwikFit

SIG
ROOFING

Graham
The Plumbers' Merchant

VOLVO

DUNNET WAY

FRESKYN PLACE

Just go

FIELD & FOREST
YOUR MACHINERY PARTNERS



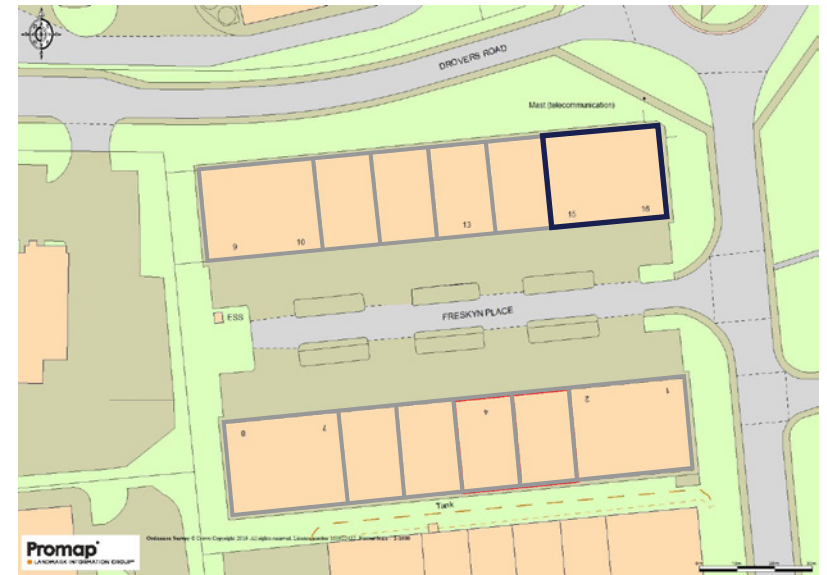
LOCATION

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 Freskyn 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 are all of brick construction to full height, externally surmounted by profile metal sheeting and flat roofs. The units are of the following specification:

- Minimum eaves height of 5m rising to 5.9m
- Office facilities
- Vehicle access doors
- Fluorescent lighting
- Translucent roof panels
- 3 phase power
- Suspended radiant heaters
- WC facilities
- Yard / parking to the front elevations

ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6th Edition) to be 732 sq m (7,877 sq ft).

BUSINESS RATES

We are advised by the local Assessor the premises currently have a combined Rateable Value of £37,300 with rates payable (2025/26) of approximately £18,575 per annum.

TERMS

The premises are available on a new lease for a period to be agreed. For further information please contact the sole letting agents.

VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The EPCs are available on 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.

FURTHER INFORMATION & VIEWING

Please contact the sole letting agents:

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