



Unit 22, Thistle Business Park,  
Broxburn, EH52 5AS

- Unit adjoins East Mains Industrial Estate
- Close proximity to Edinburgh Airport
- Established Business Location
- Direct links to West Lothian
- Direct access to Scotland's Motorway Network



To arrange a viewing contact:



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#### LOCATION

The subjects are located within the West Lothian town of Broxburn, located approximately 12 miles west of Edinburgh via the A8 trunk road and is situated approximately five miles from Edinburgh Airport and approximately three miles north of West Lothians largest town of Livingston.

Thistle Business Park lies to the north east of East Main Street which directly links to the A89 servicing the wider West Lothian community to the west whilst providing direct access to the east for Scotland's wider motorway network.

#### DESCRIPTION

The subjects comprise of a large standalone Industrial unit situated on a 2.01 Acre site. The subject comprises of steel frame construction which benefits from a large concrete yard and dedicated parking.

The property is currently undergoing a significant refurbishment programme which, once complete, will provide

units benefitting from the following specification:

- Modern steel portal frame Profiled metal cladding above
- Profiled metal cladding
- Profiled metal sheet roof incorporating translucent roof panels
- 3 phase power, connectivity to mains gas, water and drainage and broadband
- Electrically operated vehicle access doors
- Secure communal resurfaced yard with palisade fencing and security gates
- 5.4 metre eaves to underside of haunch

#### ACCOMMODATION

The Unit extends to a gross internal area of **2, 926 SqM (31.497 Sq Ft)** and is capable of sub — division to provide unit sizes from **225 SqM (2,422 Sq Ft)**.

**Total: 2,926 SqM (31.497 Sq Ft).**  
**Yard: 0.7 acres**

#### VAT

VAT will be payable on the rent, insurance and service charge.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings, Transactions Tax and registration dues incurred in this transaction.

#### RATEABLE VALUES

The units will require to be assessed upon occupation.

#### EPC

Available on request.

#### PRICING

The quoting rent has been set at £5 psf.

#### IMPORTANT NOTICE

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