

TO LET

NEW INDUSTRIAL ESTATE TRADE COUNTERS UNDER DEVELOPMENT

MILL ROAD INDUSTRIAL ESTATE, LINLITHGOW, EH49 7SF



MILL ROAD
INDUSTRIAL ESTATE

NEW INDUSTRIAL ESTATE
TRADE COUNTERS UNDER
DEVELOPMENT

www.millroadindustrialestate.co.uk

INTRODUCTION



 A leading Industrial Location..

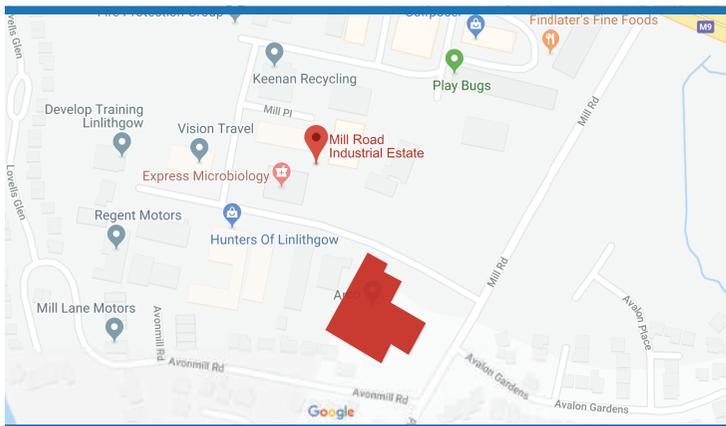
**.. IN THE HEART OF
THE CENTRAL BELT**

Mill Road Industrial Estate is located to the west of Linlithgow providing an ideal base for companies looking to serve the Central Scotland business community. Junction 4 on the M9 is 5 minutes drive to the West.



Specifications

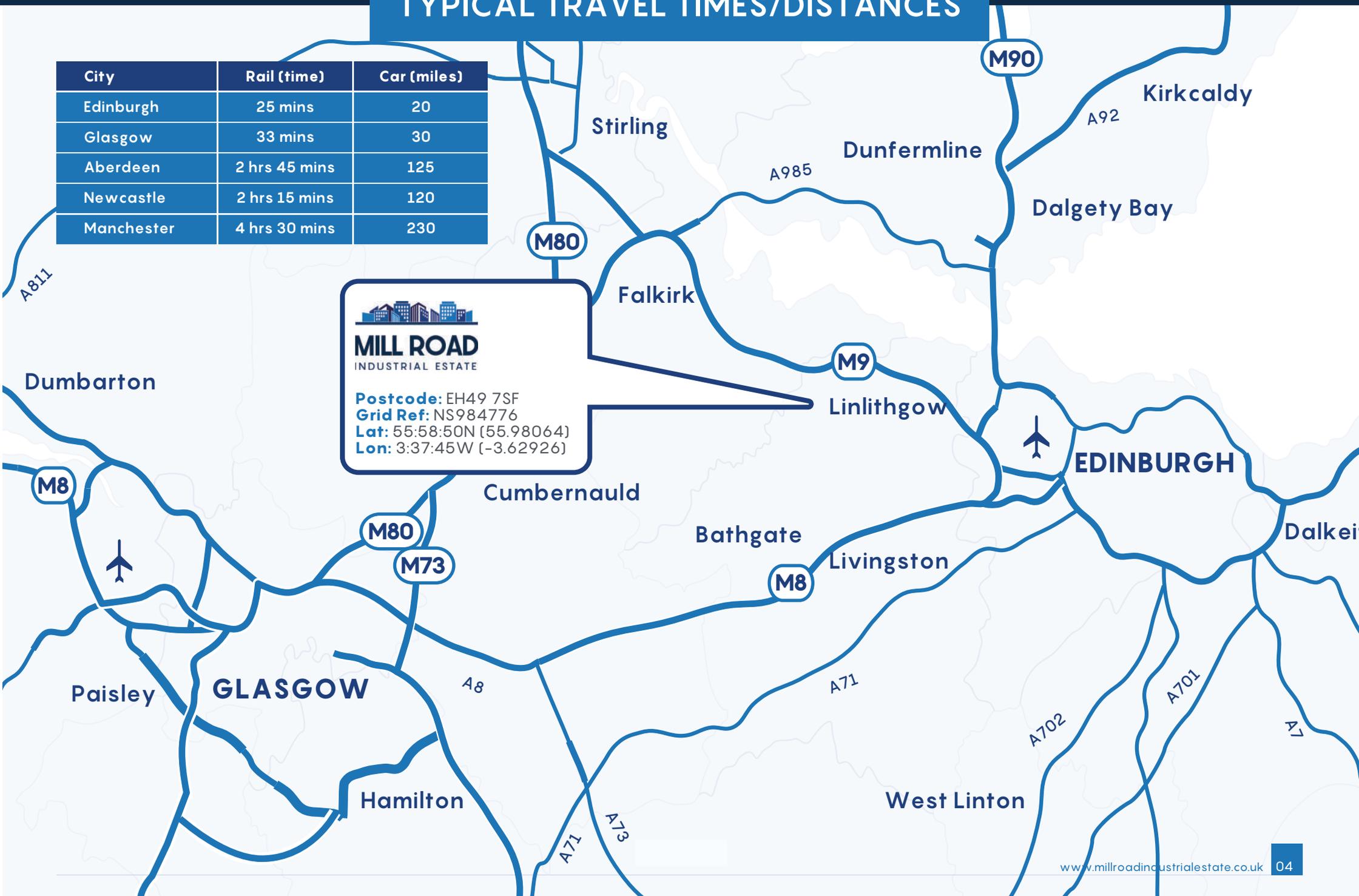
- Redevelopment with high specification trade counter units
- 2 Terraces providing up to seven units
- 56 car parking spaces available
- Well established industrial estate
- Central location affording good transport links





TYPICAL TRAVEL TIMES/DISTANCES

City	Rail (time)	Car (miles)
Edinburgh	25 mins	20
Glasgow	33 mins	30
Aberdeen	2 hrs 45 mins	125
Newcastle	2 hrs 15 mins	120
Manchester	4 hrs 30 mins	230




MILL ROAD
 INDUSTRIAL ESTATE
 Postcode: EH49 7SF
 Grid Ref: NS984776
 Lat: 55:58:50N (55.98064)
 Lon: 3:37:45W (-3.62926)

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal basis.

A breakdown of these areas are set out below:

UNITS	SIZE (M ²)	SIZE (FT ²)
Unit A	211 m ²	2271 ft ²
Unit B	177 m ²	1905 ft ²
Unit C	260 m ²	2798 ft ²
Unit D	206 m ²	2217 ft ²
Unit E	406 m ²	4369 ft ²
Unit F	511 m ²	5500 ft ²



VIEWING AND FURTHER INFORMATION

LEASE TERMS

Available on Full Repairing and Insuring (FRI) terms with the benefit of flexible duration subject to negotiation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with this transaction.

RATING

The subjects will be reassessed for business rates upon completion.

SERVICE CHARGE

There is a small service charge for the common maintenance of the estate, further details are available on request.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate is available upon request.

IMPORTANT NOTICE

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 the Agents has any authority to make or give any representation or warranty whatever in relation to this property. Date of publication: April 2019.

Viewing or further information available from:-



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