

# TO LET

MODERN PRODUCTION / WAREHOUSE FACILITY WITH HIGH QUALITY OFFICES

## Blackness Road Facility

Blackness Road, Linlithgow, EH49 7HZ

Self-Contained | Modern Specification  
Excellent Motorway Access



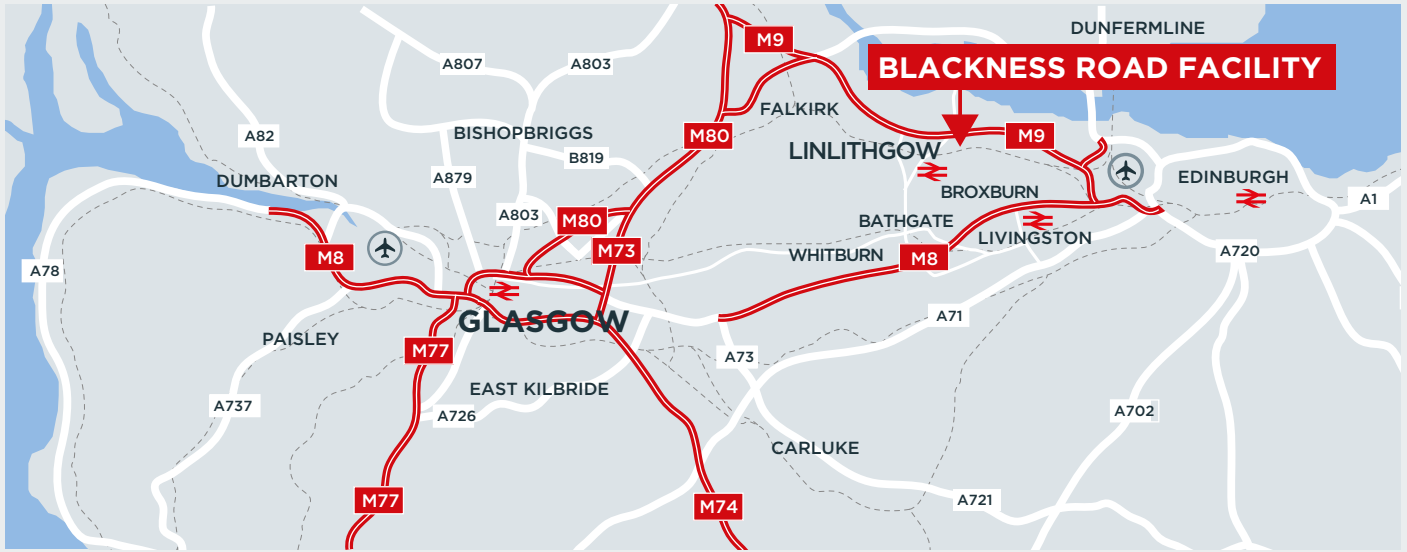
Self Contained Modern Production / Industrial Facility  
Open Plan Offices at Mezzanine Level  
Total Facility

140,241 SQ FT  
46,282 SQ FT  
186,523 SQ FT



**CUSHMAN &  
WAKEFIELD**

# Location



Linlithgow is located approximately 18 miles northwest of Edinburgh and 36 miles northeast of Glasgow and is easily accessible by car, bus and train. The property is situated on Blackness Road, which is on the principal route linking the M9 to Linlithgow town centre. Junction 3 of the M9 motorway is a short distance to the east and Linlithgow Railway Station is situated less than 1 mile to the southwest of the property, accessed directly via Blackness Road. This station lies on the main Edinburgh to Glasgow railway line with services regularly to both cities.

Linlithgow town centre is well served with a variety of amenities including Barleo Restaurant, Delhi's Winter Indian restaurant, Four Marys Bar and Restaurant, The West Port Hotel and The Star & Garter. Other facilities in the immediate surrounds include Stockbridge Retail Park, The Champany Inn, Kingsfield Golf Centre, Linlithgow Palace and Xcite Leisure Centre.



## Specification

The available accommodation comprises industrial space at ground floor level with self-contained open plan office accommodation above. Each element is capable of being separately let. The property benefits from the following specification:

### Industrial

- Steel frame construction
- Reinforced concrete floors
- 2 x 4,000 kg goods lifts
- Ducted air conditioning
- Full sprinkler protection
- 11 paved loading bays
- 6.3 metre eaves height

### Office

- Open plan accommodation
- Suspended ceilings
- PIR controlled lighting system
- Perimeter trunking
- Air conditioning

## Terms

The facility is available to let as a whole, or alternatively the office and industrial elements are available separately on Full Repairing and Insuring lease terms.

## Accommodation

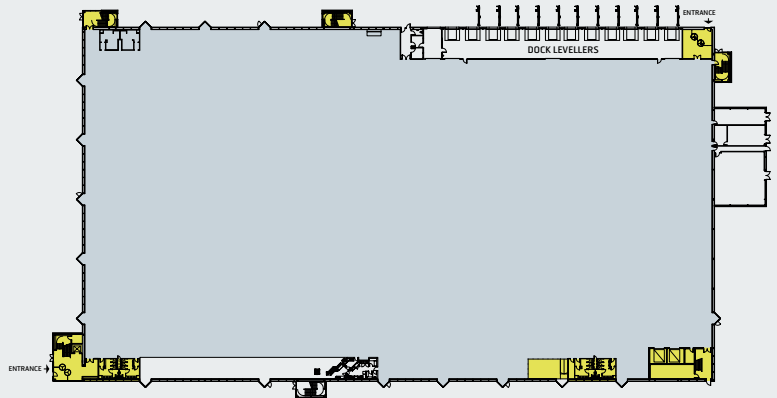
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition). Please see breakdown of areas below:

Description	Sq M	Sq Ft
Industrial	13,028	140,241
Office	4,300	46,282
<b>Total</b>	<b>17,328</b>	<b>186,523</b>

There is extensive on site car parking available

## Floor Plan

Please see below a floor plan of the ground floor production warehouse:





## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant being responsible for payment of LBTT, Registration Dues and VAT incurred thereon.

## VAT

All figured are exclusive of VAT which will be payable.

## Further Information

For more information, please contact the letting agents:

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### MISREPRESENTATION ACT

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