

# INDUSTRIAL UNITS TO LET

FROM 3,539 — 30,984 SQ FT (328.81 — 2,878.44 SQ M)  
YARD SPACE TO LET UP TO 2.76 ACRES (1.12 HA)

# CAWBURN WORKS



TO EDINBURGH

M8

TO GLASGOW

ROMAN CAMPS  
NR. BROXBURN, EH52 5PJ

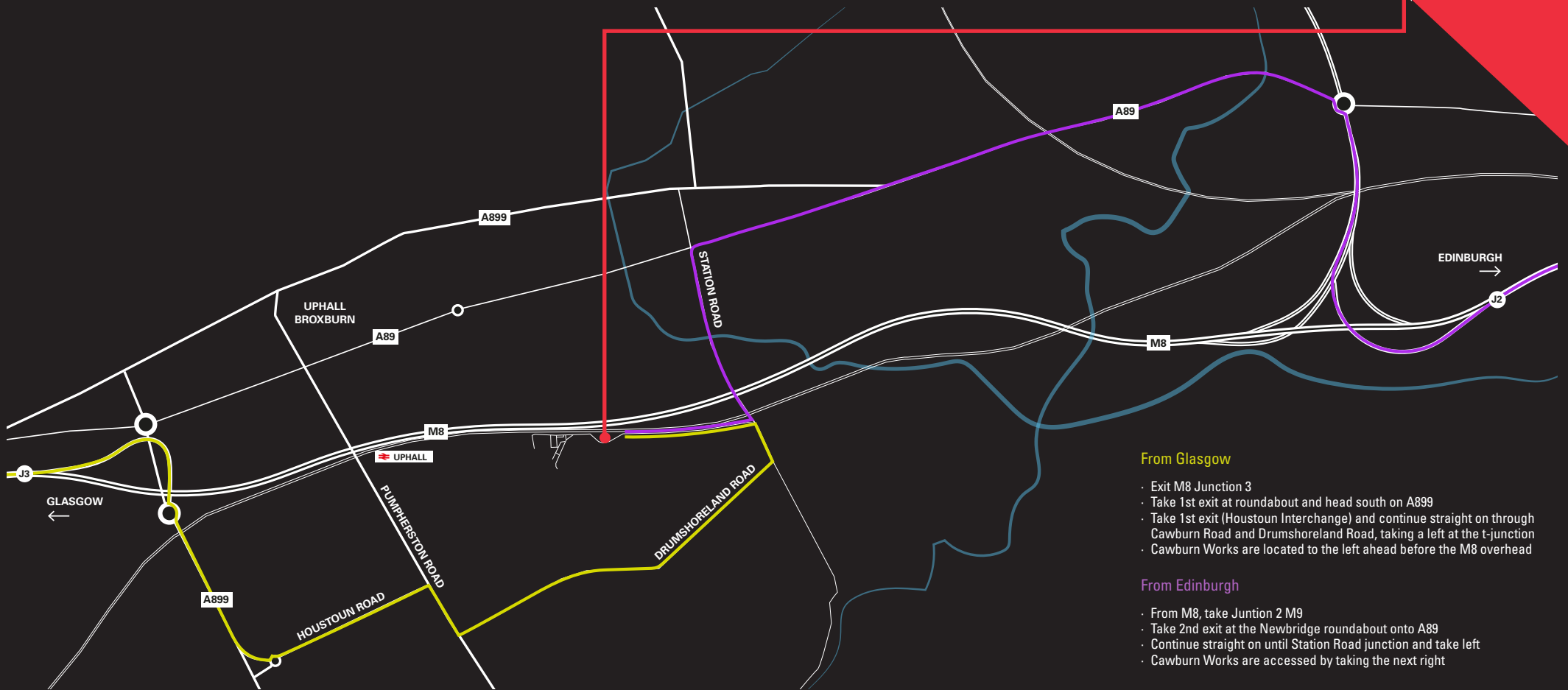
## LOCATION

Roman Camps is a village located within West Lothian approximately 2 miles south of Broxburn, to the east of Livingston and 14 miles west of Edinburgh. Newbridge roundabout lies approximately 4 miles to the east providing convenient access to the M8 and M9 motorways and Edinburgh International Airport is approximately 15 minutes' drive away. The site is accessed via private road that lies on the eastern edge of Roman Camps.

## DRIVE TIMES

Glasgow City	55 mins	Hull	5 hrs
Glasgow Airport	1 hr	London	7 hrs
Edinburgh City	40 mins	Southampton	7 hrs 10 mins
Edinburgh Airport	15 mins	Grangemouth Port	30 mins
Manchester	3 hrs 55 mins	Greenock Port	1 hr 16 mins
Birmingham	5 hrs		

# CAWBURN WORKS



### From Glasgow

- Exit M8 Junction 3
- Take 1st exit at roundabout and head south on A899
- Take 1st exit (Houstoun Interchange) and continue straight on through Cawburn Road and Drumshoreland Road, taking a left at the t-junction
- Cawburn Works are located to the left ahead before the M8 overhead

### From Edinburgh

- From M8, take Junction 2 M9
- Take 2nd exit at the Newbridge roundabout onto A89
- Continue straight on until Station Road junction and take left
- Cawburn Works are accessed by taking the next right

# ACCOMMODATION

	SQ FT	SQ M	DOOR DIMENSIONS (METRES)	MIN / PEAK EAVES (METRES)
Unit 1	3,539	328.81	3.99 W x 5.1 H	5.10 / 7.80
Unit 2	12,471	1,158.56	4.78 W x 5.14 H	5.24 / 8.67
Unit 3	14,974	1,391.08	5.7 W x 4.96 H	4.98 / 9.69
Unit 4	LET			
Unit 5 (offices)	2,208 *	205.14 *	-	-
Total Available	33,192	3,083.59		

\*Net Internal Area

	ACRES	HECTARES
Yard 1	2.1	0.85
Yard 2	0.66	0.27
Total Available	2.76	1.12

# SPECIFICATION

- Steel frame construction with insulated profile metal cladding to the elevations and pitched roof
- Translucent roof panels to provide natural daylight
- Concrete floors and pendant sodium lighting throughout
- Presently interconnected however can easily be subdivided as per schedule
- Electric roller door access to Units 1 & 2
- Double sliding door access to Unit 3
- Unit 2 incorporates a staff canteen, cellular office accommodation and shower facilities (xx,xxx sq ft)
- Portacabin office (Unit 5): mixture of open plan and cellular offices with kitchen / WCs / tea prep areas

# CAWBURN WORKS



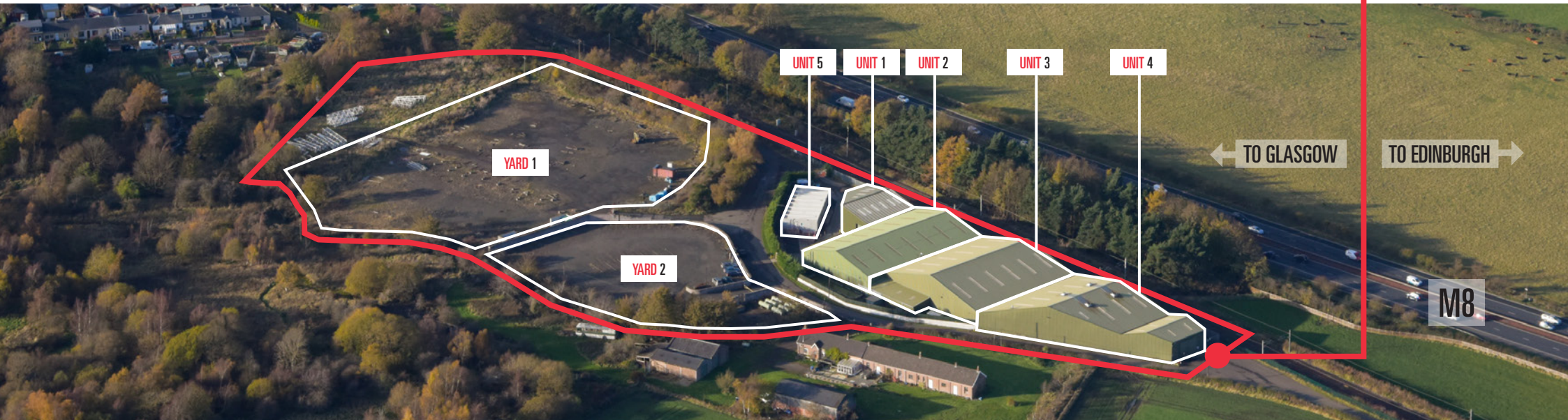
UNIT 1



UNIT 2



UNIT 3



# CAWBURN WORKS

FIRTH  
OF FORTH

FORTH ROAD BRIDGE

EDINBURGH

GLASGOW

M90

A92

M9

A811

M80

M9

M80

J3

M8

A702

M74

A71

A703

## VIEWING & FURTHER INFORMATION

For further information or to  
arrange a viewing please contact:

Lewis Pentland

lewis.pentland@colliers.com

0131 240 7523



## QUOTING TERMS

Our client is seeking to let the units and yard  
space on FRI terms to be agreed.

## RATEABLE VALUE

The units are jointly entered in the current  
Valuation Roll at £108,750, however this will  
require to be reassessed on occupation or part.

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. November 2017.