

# TO LET

**MODERN INDUSTRIAL WAREHOUSE  
WITH 10 CAR PARKING SPACES  
360 SQ M (3,875 SQ FT)**

UNIT 13, E-NET PARK, MILL ROAD  
INDUSTRIAL ESTATE, LINLITHGOW  
BRIDGE, LINLITHGOW, EH49 7SF



UNIT 13,  
MILL ROAD  
INDUSTRIAL ESTATE

M9 MOTORWAY  
EDINBURGH /  
STIRLING



# EXECUTIVE SUMMARY

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- » High quality warehouse premises
- » Situated on well-established industrial estate
- » Central location affording good transport links
- » 10 car parking spaces
- » Approx. 360 sq m (3,875 sq ft) with (3,000 sq ft) mezzanine



## LOCATION

The subjects are located within the attractive West Lothian town of Linlithgow which lies approximately 20 miles west of Edinburgh between Junctions 3 and 4 of the M9 motorway. The town has an approximate population of 13,500 and is a very popular commuting town for both Edinburgh and Glasgow having excellent road links, as well as being on the main Edinburgh/ Glasgow railway line. Linlithgow train station is within walking distance of the subjects, with trains every 15 minutes, to the two most significant cities in Scotland.

More specifically the subjects are located on the north-west periphery of Linlithgow in Mill Road Industrial Estate which comprises a mixture of modern and older industrial units. The subjects are situated at the entrance to E-Net Park which lies in the heart of Mill Road Industrial Estate. E-Net Park is a modern, well managed industrial estate offering high quality industrial accommodation at competitive prices. The estate is regarded as a premium business location which is home to a number of well-established businesses and provides an ideal base for companies looking to serve the Central Scotland and Lothians' business communities.

## DESCRIPTION

The subject premises comprise a modern high-quality steel framed industrial unit with a pitched metal roof. It forms the end of a terrace of similar style units with extensive car parking to the front.

The unit, suitable for an internet retailer or 'pick and pack' operation, benefits from a large electrically operated roller shutter entrance making it an ideal arrangement for collections and deliveries. In addition, there is a mezzanine area providing an additional 3,000 sq ft approximately. The landlord is willing to remove the mezzanine should it not suit an ingoing tenant.





## ACCOMMODATION

The footprint of the unit extends to an approximate gross internal area of 360 sq m (3,875 sq ft) with a further 279 sq m (3,000 sq ft) provided by way of a mezzanine.

## CAR PARKING

There are 10 clear car parking spaces with the subjects.

## RENT

Our client is seeking a rental of £28,000 per annum plus VAT.

## LEASE TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed.

## RATEABLE VALUE

According to the Scottish Assessor's website (<http://www.saa.gov.uk>) the subjects have a Rateable Value of £21,600. The uniform business rate for the current year is 46.6 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is available on request.

## VAT

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

## DATE OF ENTRY

The unit is available for immediate occupation. Entry will be available either upon conclusion or purification of missives or by prior agreement with the landlord.

## LEGAL COSTS

Each party shall bear their own legal costs incurred in any transaction with the ingoing tenant being responsible for Land Buildings Transaction Tax (LBTT) and registration dues.





## Viewing & Further Information



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  2. The agents have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
  3. The agents are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
  4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
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