

TO LET

UNIT 1, 7 DROVERS ROAD, EAST MAINS INDUSTRIAL ESTATE, BROXBURN, WEST LoTHIAN, EH52 5ND



- Budget office space
- Established industrial location
- Flexible terms available
- Close to motorway networks

LOCATION

The subjects enjoy a strategic location only 2 miles west of the Newbridge roundabout on the East Mains Industrial Estate. It is a popular and well-established industrial location benefitting from close proximity to the M8/M9, Edinburgh Airport and Forth Road Bridge.

The property is on the north side of Drovers Road which is a principle route running through the estate and occupies a central location within a small cluster of units (see site plan).

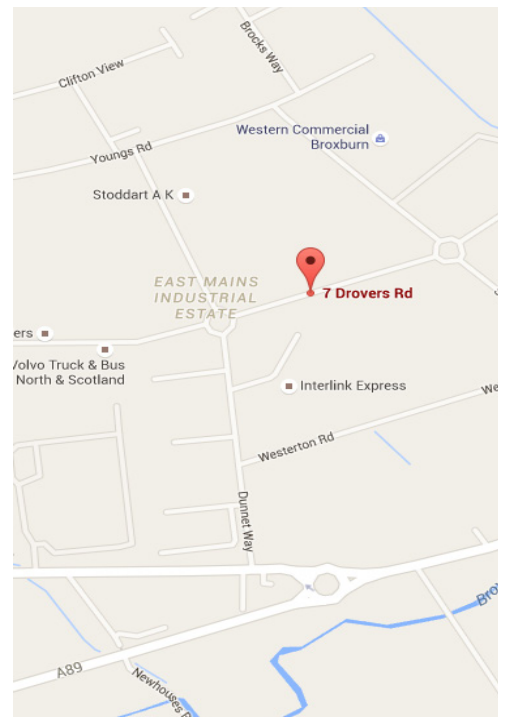
Nearby occupiers on the estate include McConnechy's, Volvo Truck and Bus and Mark Wallace Cars.

DESCRIPTION

The subjects are a single storey brick built office building with external harling and a flat bitumen felt roof. Generally the property is in good order throughout.

Internally, the unit is cellular in its configuration and benefits from large window units which provide plenty of natural light. It could easily be sub-divided into two or three small units with shared facilities making this suitable for a cluster of small businesses or single occupancy.

The unit has roadside frontage and there is a private yard to the rear for parking.



IAN



IAIN



JOHN



DAVID



LAUREN



BILL



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ACCOMMODATION

According to our recent measurement survey the subject comprise the following approximate net internal area:

127 sq m

(1,367 sq ft)

RENT

Our client is seeking £6,835 per annum (£5 per sq ft) if let to a single tenant. The landlord will consider reconfiguring the accommodation to suit specific needs with a rent to be agreed depending on the extent of works involved.

There is VAT applied to the rent.

LICENSE AGREEMENT

The subjects are offered on the basis of a License Agreement with a minimum 12-month term sought.

RATEABLE VALUE

We understand the premises is due to be reassessed by the Scottish Assessors.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C

A copy of the EPC and recommendation report can be provided upon request.

ENTRY

Upon completion of a formal missive under Scots Law.

LEGAL COSTS

Each party shall bear their own legal costs in the preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, IME Property Ltd.



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

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 term of them.

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