

TO LET

INDUSTRIAL PREMISES

Located in sought after East Mains Industrial Estate

Rent on application

Industrial premises with shared yard

Apex height of 7.1M & Eaves height of 6.57M

Premises extend to 392.27 SQM (3,146 SQFT)

Undergoing extensive refurbishment in March 2026

Benefits from excellent accessibility across the central belt via the M8 & M9



WHAT 3 WORDS



UNIT 4, WESTERTON INDUSTRIAL PARK, 1B WESTERTON ROAD
EAST MAINS INDUSTRIAL ESTATE, BROXBURN, EH52 5AU

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Location

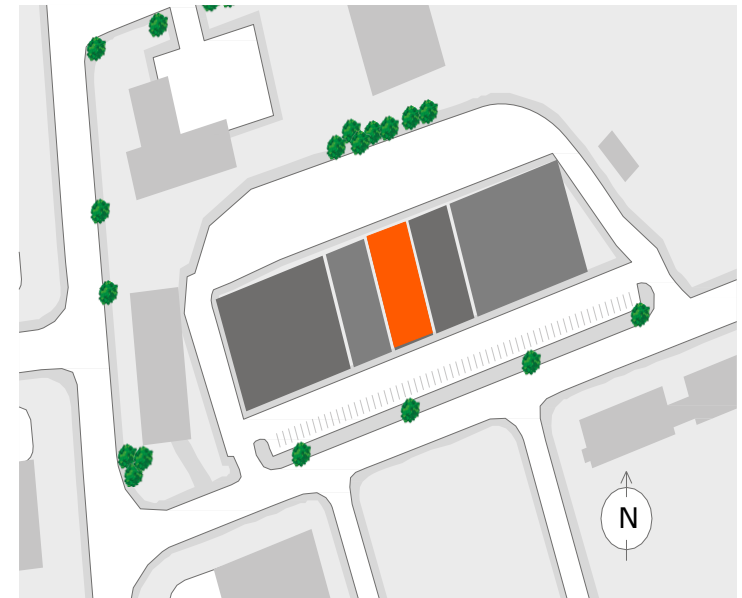
UNIT 4, WESTERTON INDUSTRIAL PARK, 1B
WESTERTON ROAD EAST MAINS INDUSTRIAL
ESTATE, BROXBURN, EH52 5AU



Location

Broxburn is an established West Lothian town situated on the A89 trunk road which is one of the main vehicular routes that leads a high volume of traffic east into Edinburgh from West Lothian. Broxburn benefits from being with close proximity to Edinburgh Airport and major freight hubs, making it ideal for logistics, distribution, and supply chain operations.

The premises is situated next to Westerton House, on the north side of Westerton Road within East Mains Industrial Estate and is very easily accessible via Dunnett Way. East Mains Industrial Estate is situated in close proximity to the M8 & M9 motorways, offering excellent access to Scotland's central transport network. In turn, making the subjects a prime location & ideal base for an industrial occupier.



Industrial/workshop premises
in Broxburn

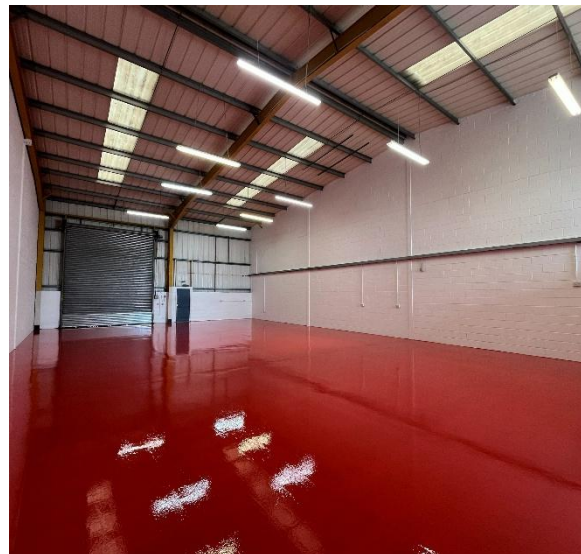
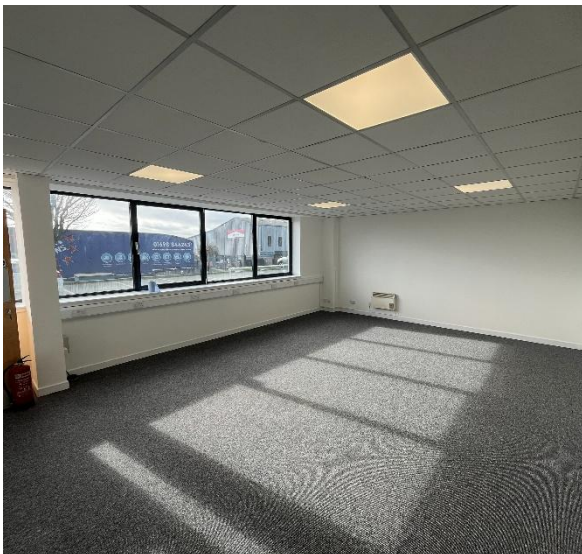
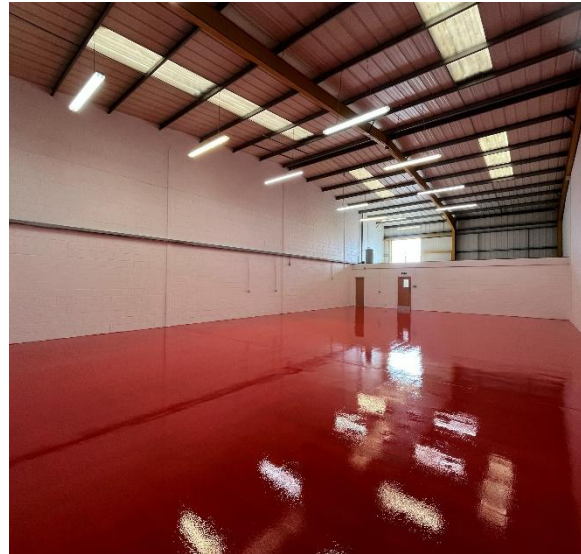


VIDEO TOUR



Description

UNIT 4, WESTERTON INDUSTRIAL PARK, 1B
WESTERTON ROAD EAST MAINS INDUSTRIAL
ESTATE, BROXBURN, EH52 5AU



Description

The subjects comprise of a modern mid-terraced industrial unit of steel portal frame construction, beneath a pitched roof, incorporating translucent roof flights.

Internally, the accommodation has a welcoming entrance area with a large glazed frontage, a large warehouse space to the rear.

The internal warehouse area, office and wc facilities will all be fully refurbished in March 2026.

The property benefits from 5 car parking spaces situated to the front elevation whilst vehicle access is provided via an electric roller shutter door to the rear, which is accessed via a concrete tarmacked yard.

Accommodation

| Description | m ² | ft ² |
|--------------|----------------|-----------------|
| Ground floor | 292.27 | 3,146 |
| | | |
| TOTAL | 292.27 | 3,146 |

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rent

Rent on application.

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £19,900 which results in rates payable of approximately £9,910.20.

As of April 2026, the rateable value shall increase to £21,800.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **MARCH 2026**

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

