

# Ryden

**TO LET**

**MODERN INDUSTRIAL PREMISES  
WITH SECURE YARD  
650 SQ M (6,993 SQ FT)**



**18 MURRAYSGATE  
INDUSTRIAL ESTATE  
WHITBURN, WEST  
LOTHIAN  
EH47 0LE**

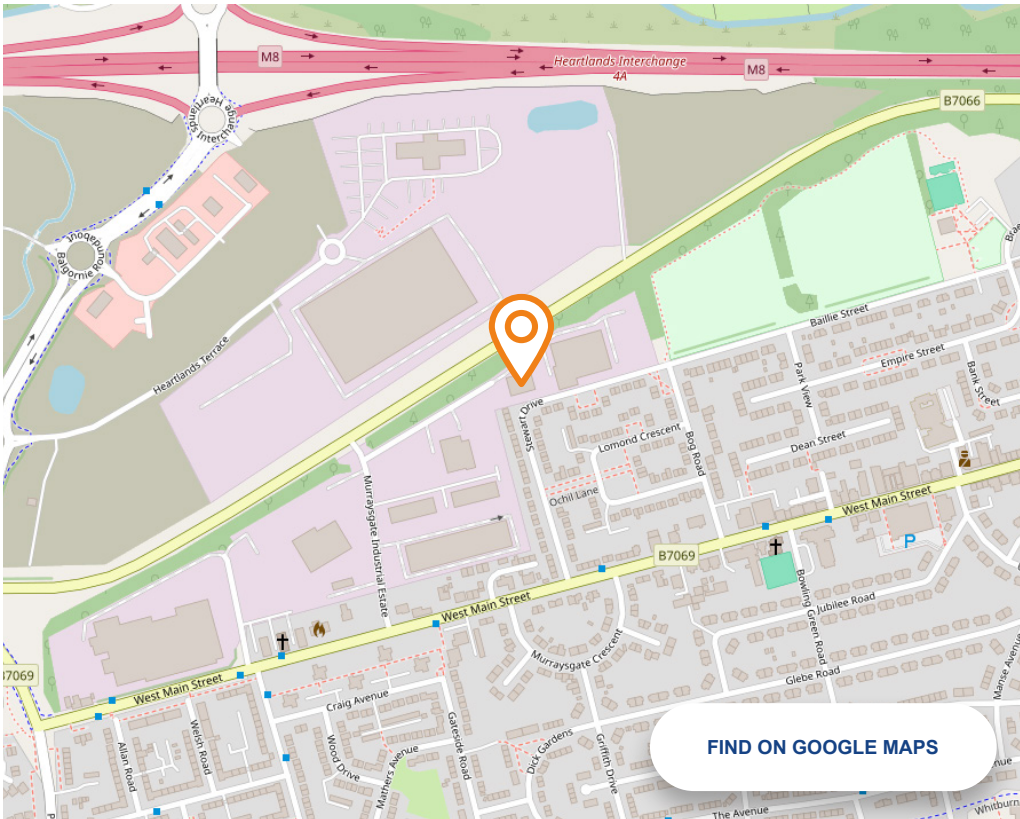
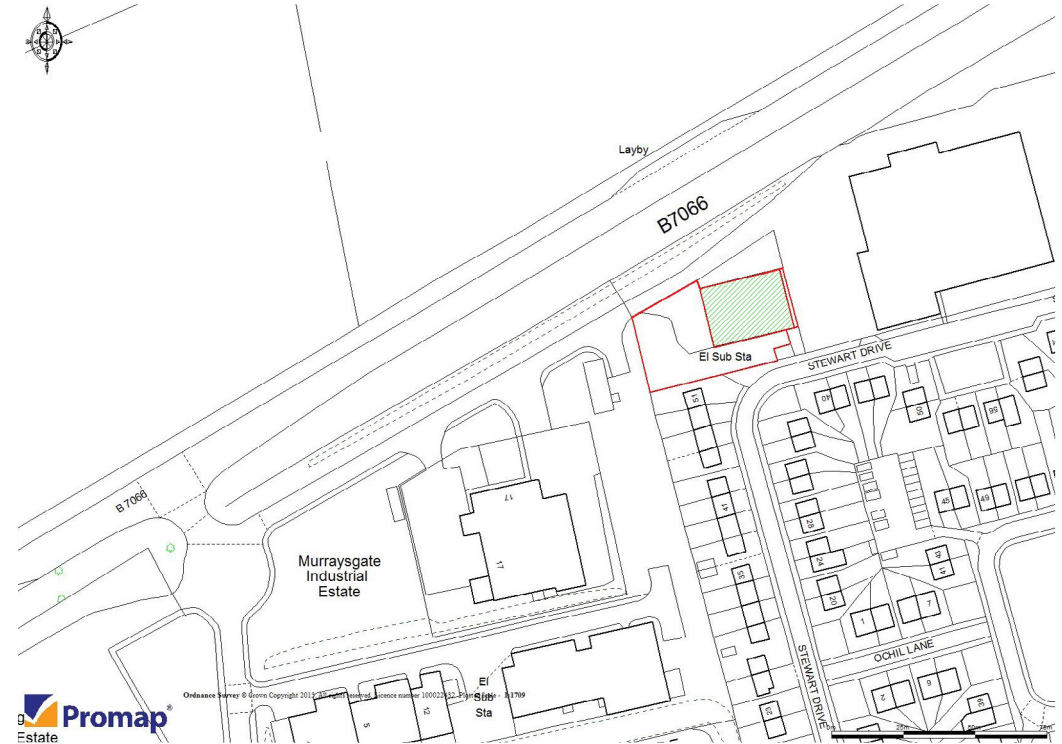
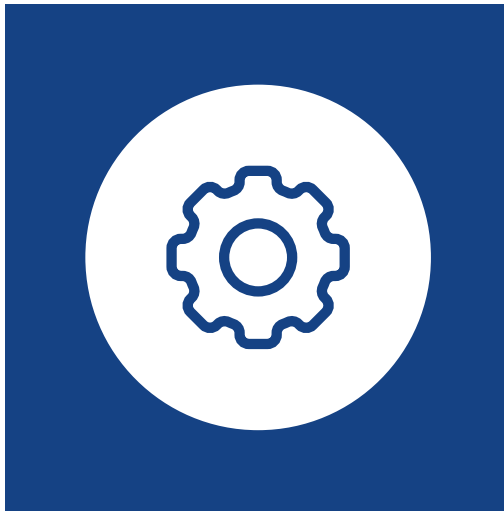
**SECURE YARD OF  
0.22 ACRES**

**CONVENIENT ACCESS  
TO THE M8 MOTORWAY**

**STAND ALONE UNIT**

**MODERN SPECIFICATION**

**FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)**



## LOCATION

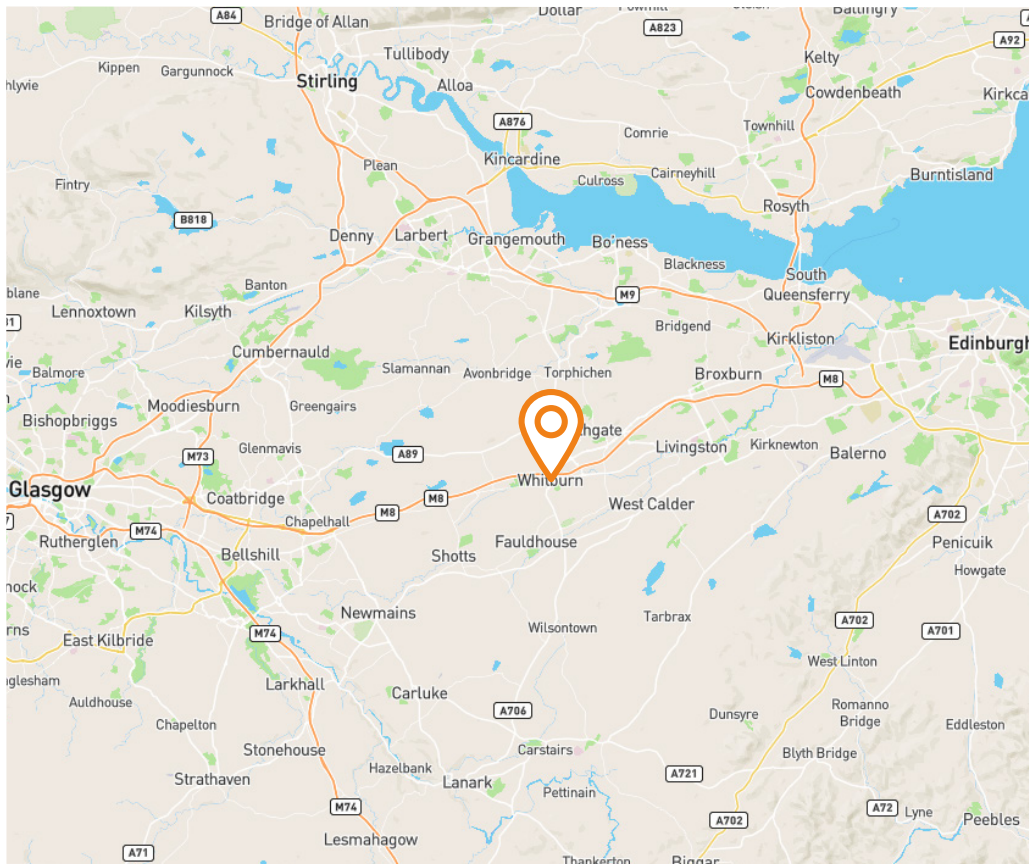
Murraysgate Industrial Estate is located in the North East of the West Lothian town of Whitburn. The estate is accessed from the B7066 which is approximately 1 mile West of Whitburn town centre and 2.5 miles from Junction 4 of the M8 Motorway, Glasgow and Edinburgh are within a 30 minute drive from Whitburn.

Surrounding occupiers include Rhys Davies Freight Logistics Ltd, Vans Direct, CIMC Ltd, Romtech and Oil States Industries.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal basis as follows:

	Sq m	Sq ft
Ground Floor	589	6,337
First Floor	61	656
<b>Total</b>	<b>650</b>	<b>6,993</b>



## DESCRIPTION

The premises comprise a modern stand alone industrial / warehouse premises with secure yardage. The building is of steel frame construction with profiled and insulated metal cladding under a pitched roof. Vehicular access is provided via an electric roller shutter door to the front elevation with separate pedestrian access also provided.

Internally the premises have been arranged to provide open plan industrial / warehouse accommodation with 2 storey offices to the front. The warehouse benefits from a minimum eaves height of 4 meters, concrete floor, lighting via translucent roof panels which are supplemented by fluorescent strip light filaments, 3 phase power supply and WC facilities.

The offices comprise a mix of open plan and cellular accommodation and includes double glazed windows to the front elevation, fluorescent strip lighting, electric storage heaters and data cabling.

## BUSINESS RATES

We are advised by the local Assessor that the property currently has a Rateable Value of £25,800 which results in rates payable (2024/25) of approximately £12,700 per annum. Interested parties are advised to make their own enquiries.

## TERMS

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

## EPC

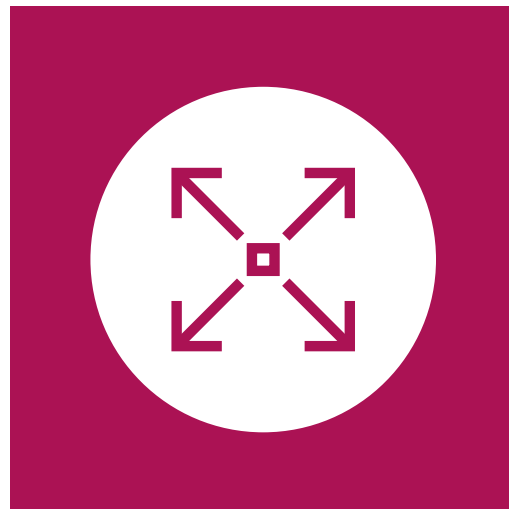
The property has an EPC 'D' rating.

## VAT

All figures quoted are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon.



# TO LET

**MODERN  
INDUSTRIAL  
PREMISES WITH  
SECURE YARD**

**649 SQ M  
(6,993 SQ FT)**



**UNIT 18,  
MURRAYSGATE  
INDUSTRIAL ESTATE  
WHITBURN  
EH47 0LE**

# GET IN TOUCH

Please get in touch with our letting agent for more details.

## **Cameron Whyte**

**T** 07789 003148

**E** [cameron.whyte@ryden.co.uk](mailto:cameron.whyte@ryden.co.uk)

## **Alan Herriot**

**T** 07880 722 326

**E** [alan.herriot@ryden.co.uk](mailto:alan.herriot@ryden.co.uk)

## **Ryden**

7 Exchange Crescent  
Conference Square  
Edinburgh  
EH3 8AN

[ryden.co.uk](http://ryden.co.uk)

---

# Ryden

---

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of 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 Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **July 2024**

---

