

# Ryden

## TO LET

**PROMINENT INDUSTRIAL UNIT**  
288 SQ M (3,101 SQ FT)



**UNIT 4**  
**LIGGAT SYKE PLACE**  
**EAST MAINS**  
**INDUSTRIAL ESTATE**  
**BROXBURN**  
**EH52 5NA**

**WELL ESTABLISHED**  
**INDUSTRIAL LOCATION**

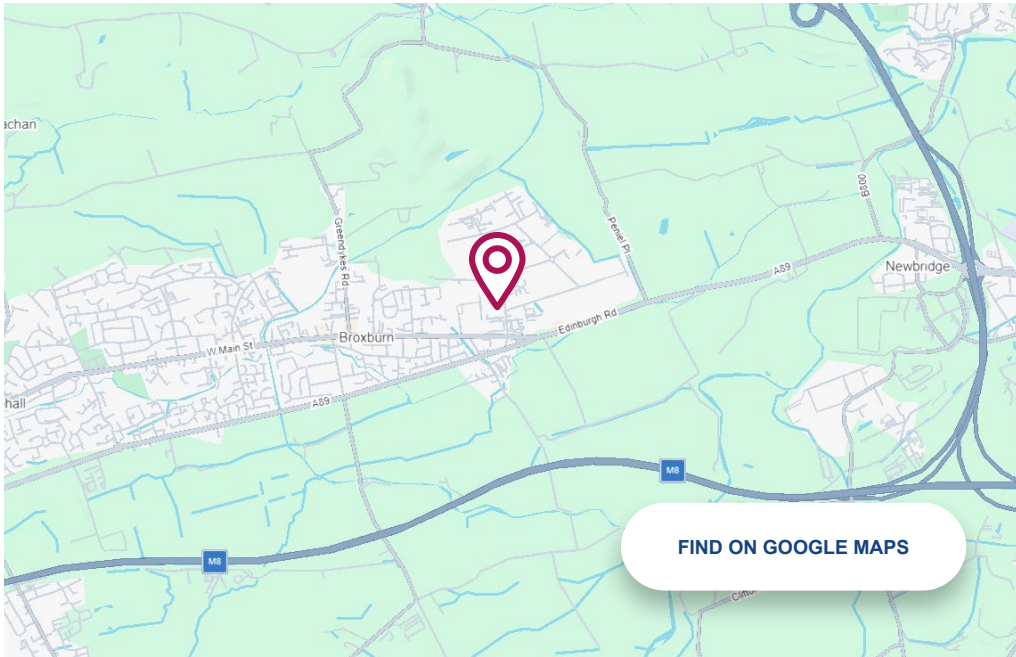
**SUITABLE FOR A**  
**VARIETY OF USES**

**OPEN - PLAN INDUSTRIAL**  
**/ WAREHOUSE PREMISES**

**CLOSE PROXIMITY TO**  
**M8/M9 MOTORWAYS**

**TO BE REFURBISHED**

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## LOCATION

Industrial location situated approximately 5 miles to the west of Edinburgh Airport and 6 miles from Junction 3 of the M8. The estate benefits from close proximity to the Newbridge Roundabout which provides access to the M8/ M9 motorways. More specifically the premises are located on Tartraven Place which is situated on the west side of the industrial estate with direct access taken from Dunnet Way which acts as the main thoroughfare connecting the entire estate. Surrounding occupiers include Mercedes-Benz of Edinburgh, Eastern Western Motor Group, Asphaltic Broxburn (SIG), Diageo and Broxburn Bottlers.

## DESCRIPTION

The estate comprises a prominent terrace of industrial / trade units which are all of brick construction to full height, externally surmounted by profile metal sheeting and flat roofs. The unit is of the following specification:

- Minimum eaves height of 4.15m
- High quality office facilities
- Electric vehicle access door
- Fluorescent lighting
- Translucent roof panels
- 3 Phase power
- WC facilities
- Kitchen facilities

## ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6th edition) to provide a Gross Internal Area of approximately 288 m (3,101 sq ft).

## LEASE TERMS

The property is available on a Full Repairing and Insuring lease at an annual rent of £23,200 for a term to be agreed. Further information is available from the sole letting agents.

## BUSINESS RATES

We are advised by the local Assessor the property currently has a Rateable Value of £18,100 which results in rates payable (2025/26) of approximately £9,000 per annum. Interested parties are advised to make their own enquiries with regards to any relief via the Small Business Rates Relief Scheme

## EPC

The EPC of the property is available on request.

## VAT

All prices are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon. All prices quoted are exclusive of VAT.



Photo showing neighbouring unit with similar layout

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# GET IN TOUCH

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

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