



# TO LET

PROMINENT INDUSTRIAL  
UNITS WITH AMPLE PARKING

TARTRAVEN PLACE, EAST MAINS INDUSTRIAL ESTATE,  
BROXBURN, WEST LOTHIAN, EH52 5LT

- > UNIT 8: 290 SQ M (3,125 SQ FT)
- > POTENTIAL FOR RATES RELIEF
- > WELL ESTABLISHED INDUSTRIAL LOCATION
- > SUITABLE FOR A VARIETY OF USES

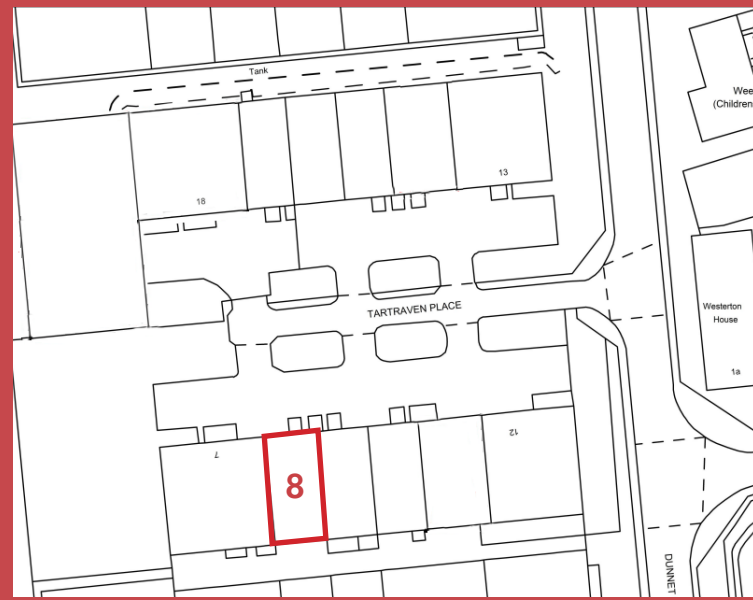
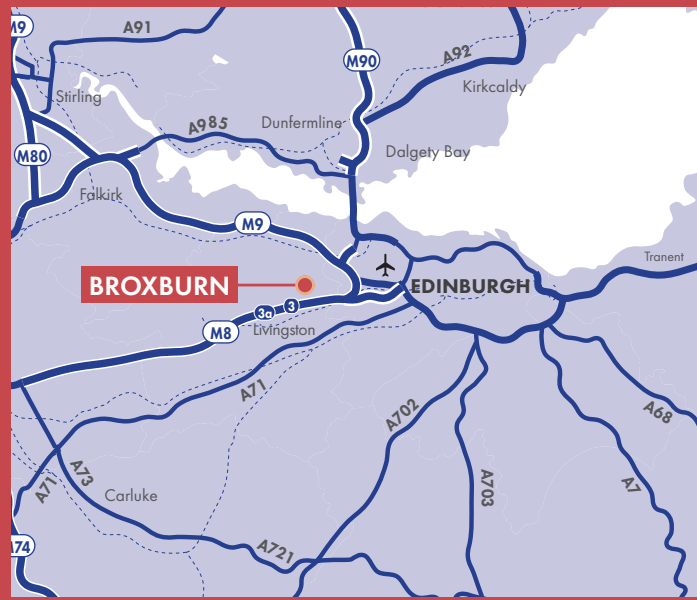
## LOCATION

East Mains Industrial Estate is a well-established 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 Kwikfit, Mercedes-Benz of Edinburgh, Eastern Western Motor Group, Asphaltic Broxburn (SIG), Diageo and Broxburn Bottlers.



## DESCRIPTION

The estate comprises two terraces of industrial 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 2.6m rising to 4.8m
- > Office facilities
- > Vehicle access door
- > Sodium and fluorescent lighting
- > Translucent roof panels
- > 3 phase power
- > WC facilities
- > Yard / parking to the front elevations

## ACCOMMODATION

The premises has been measured in line with the RICS Code of Measuring Practice (6th Edition) as follows:

<b>Unit 8</b>	290 sq m	3,125 sq ft
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## BUSINESS RATES

We are advised by the local Assessor that Unit 8 currently has a Rateable Value of £13,500. There is potential for relief on rates payable via the Small Business Rates Relief Scheme and interested parties are advised to make their own enquiries.

Unit 8 is shortly due to undergo refurbishment which will include a new glazed frontage and pedestrian door.



## TERMS

Unit 8 is available on a new full repairing & insuring lease at a rent of £22,000 per annum plus VAT for a period to be agreed.

## ENERGY PERFORMANCE CERTIFICATE

Unit 8 has an EPC 'C' rating.

## VAT

All prices are quoted exclusive of VAT.

## ANTI-MONEY LAUNDERING

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.

## FURTHER INFORMATION & VIEWING

Please contact the sole letting agents:



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