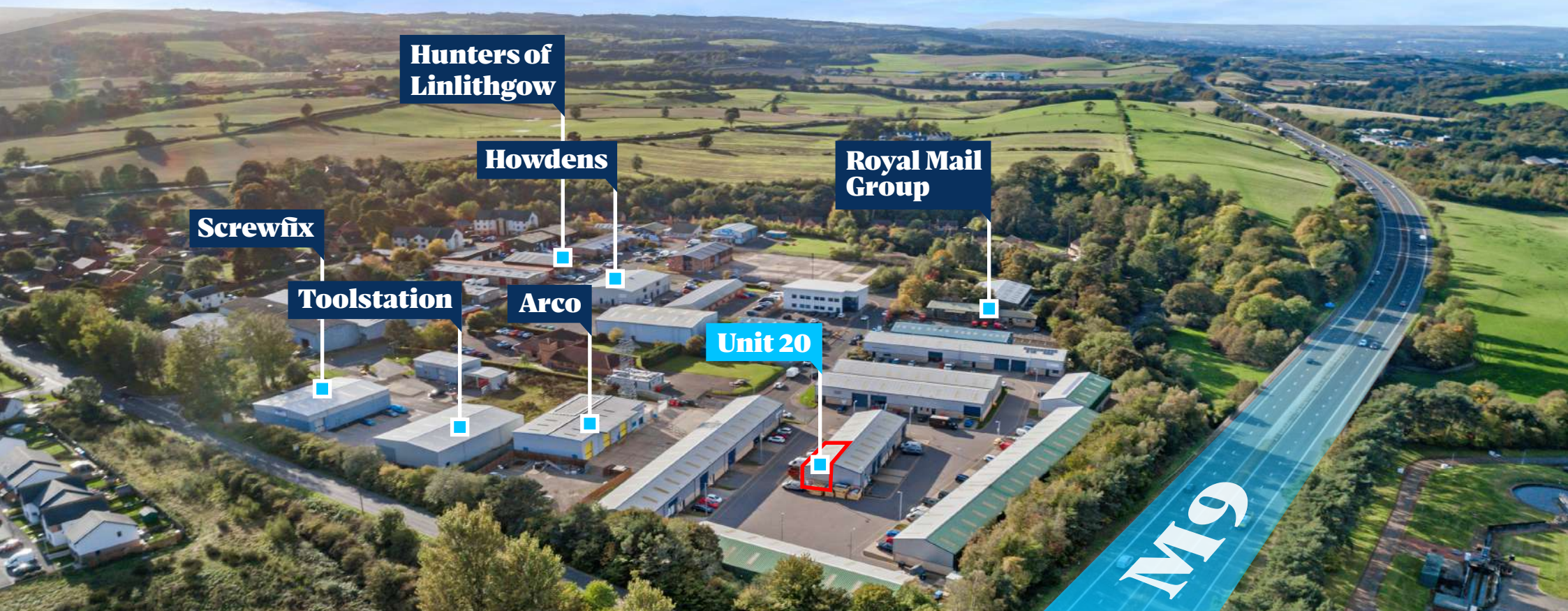


Prime Industrial Unit

To Let

Unit 20 Mill Road Industrial Estate
Linlithgow Bridge, Linlithgow, EH49 7SF



73 sq m
(785 sq ft)



High quality
warehouse premises



Well- established
industrial estate



Central location affording
good transport links



Suitable for a variety
of uses



Generous Eaves Height
4.56m rising to 6.08m



Benefits from
100% rates relief

A Prominent Industrial Location

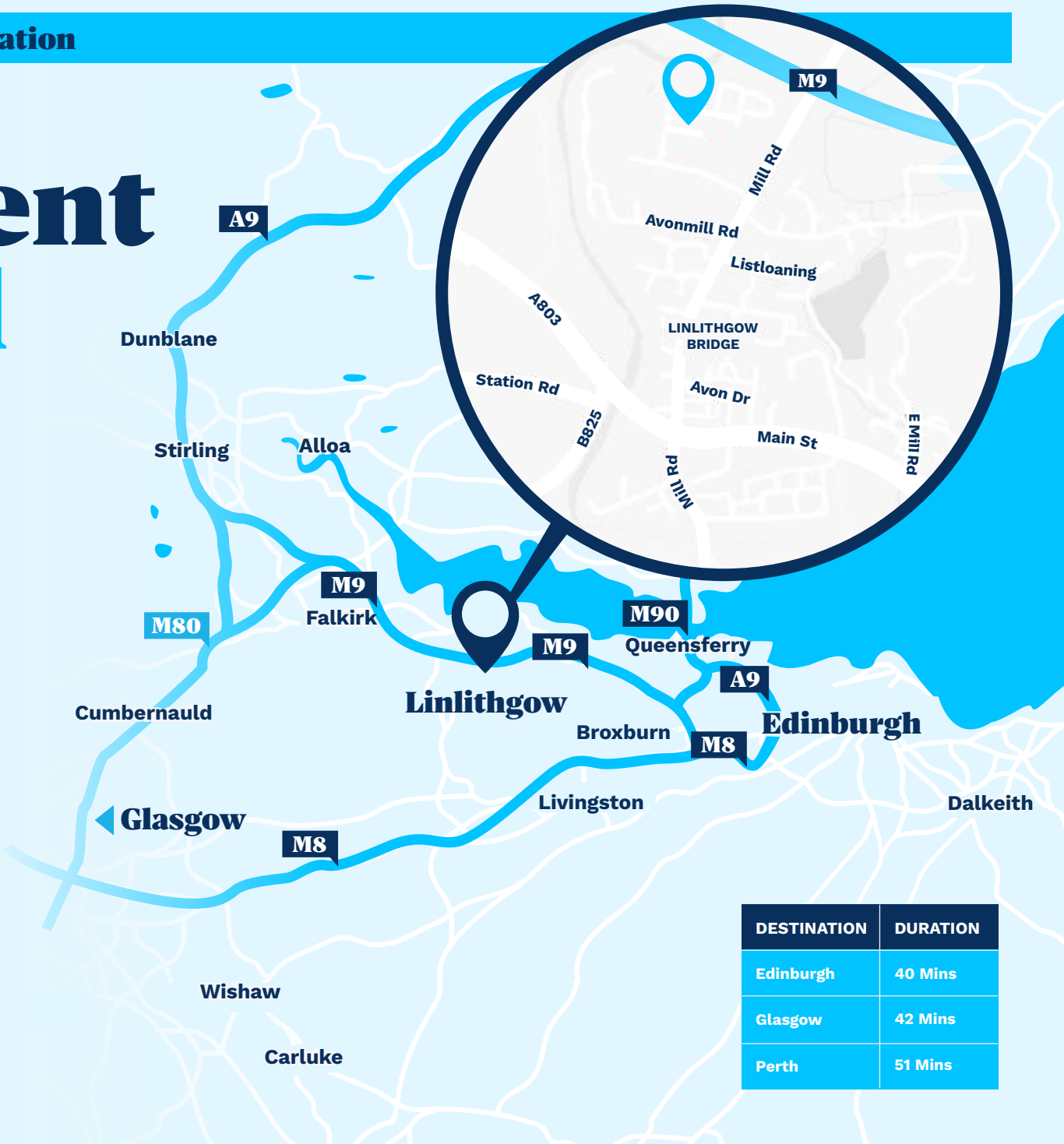
UNIT 20 | MILL ROAD INDUSTRIAL ESTATE | LINLITHGOW | EH49 7SF

The subjects are located within the attractive West Lothian town of Linlithgow which lies approximately 20 miles west of Edinburgh between Junctions 3 and 4 on the M9 motorway.

The town is a very popular commuting town for both Edinburgh and Glasgow having excellent road links, as well as being on the main Edinburgh/Glasgow railway line. Linlithgow train station is within walking distance of the subjects, with trains every 15 minutes, to the two most significant cities in Scotland.

Mill Road is a modern, well managed industrial estate offering high quality industrial accommodation at competitive prices. The estate is regarded as a premium business location which is home to a number of well-established businesses and provides an ideal base for companies looking to serve the Central Scotland and Lothians' business communities.

- > Arco
- > Howdens
- > Hunters Of Linlithgow
- > Royal Mail Group
- > Screwfix
- > Toolstation



Edinburgh

Unit 20

Toolstation

Arco

Screwfix

Howdens

**Hunters of
Linlithgow**

**Royal Mail
Group**

M9

High Specification Industrial Unit

The subject premises comprise a modern high-quality steel framed industrial unit with insulated cladding under a pitched metal roof



**Electric up & over
vehicle access door**



**Translucent
Roof Panels**



**LED
Lighting**



**WC
Facilities**



A High-Quality, Versatile Space

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) to provide a gross internal area of:

73 sq m (785 sq ft)



Car Parking

There are 3 clear car parking spaces with the subjects

Rent

Our client is seeking a rental of £8,500 per annum plus VAT.

Lease Terms

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

Rateable Value

In the usual way, the ingoing tenant will be responsible for payment of the business rates to the local authority. Some tenants are eligible for 100% rates relief on their rates bill, provided that their cumulative rateable value for tenant's non domestic properties is below the threshold of £12,000 subject to terms and conditions.

EPC

The Energy Performance Certificate rating is available on request.

VAT

VAT will be payable on rent, insurance and service charge.

Legal Costs

Each party will bear their own legal costs incurred in any transaction.

Viewings & Further Information

Viewings and further information available from the letting agents:



Cameron Whyte

T: 07789 003 148

E: cameron.whyte@ryden.co.uk



Leo Masson

T: 07425 320 611

E: leo.masson@ryden.co.uk

Ryden

7 Exchange Crescent
Conference Square
EH3 8AN

Important Notice: 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 whatever in relation to this property. November 2021. Anti Money Laundering - 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 misses/exchange, required enable the agents to meet their respective obligations under the Regulations. Published June 2026.

Brochure produced by **Coco's Atelier** | www.cocosatelier.co.uk

M9

Unit 20

