

TO LET

# Modern Industrial Units with Offices

1-7 Westerton Road, East Mains Industrial Estate, Broxburn, EH52 5AU



WESTERTON  
INDUSTRIAL PARK



FROM: 3,146- 9,836 sq.ft (292.3 - 913.8 sq.m)

# LOCATION

Broxburn is located 12 miles (19 km) west of Edinburgh and is accessed via the A8 and A89 leading into the A899. It is situated approximately 5 miles (8.0 km) from Edinburgh Airport, and to the north of Livingston. Broxburn has established bus routes and other transport links. The nearest railway station is at Uphall Station providing links to Livingston, Bathgate, Airdrie, Glasgow and Edinburgh.

The premises are situated next to Westerton House, on the north side of Westerton Road, within East Mains Industrial Estate, accessed just off Dunnet Way.

Nearby occupiers include: Altrad Generation, Aviagen, Diageo, SIG Roofing and Ventro.

## TRAVEL TIMES

| LOCATION          | DISTANCE (MILES) | TIME (HRS) |
|-------------------|------------------|------------|
| Edinburgh         | 13.2             | 0.5        |
| Glasgow           | 35.3             | 0.75       |
| Perth             | 40.5             | 1.0        |
| Dundee            | 60.6             | 1.25       |
| Edinburgh Airport | 5.1              | 0.25       |
| Rosyth Port       | 11.7             | 0.5        |



## DESCRIPTION

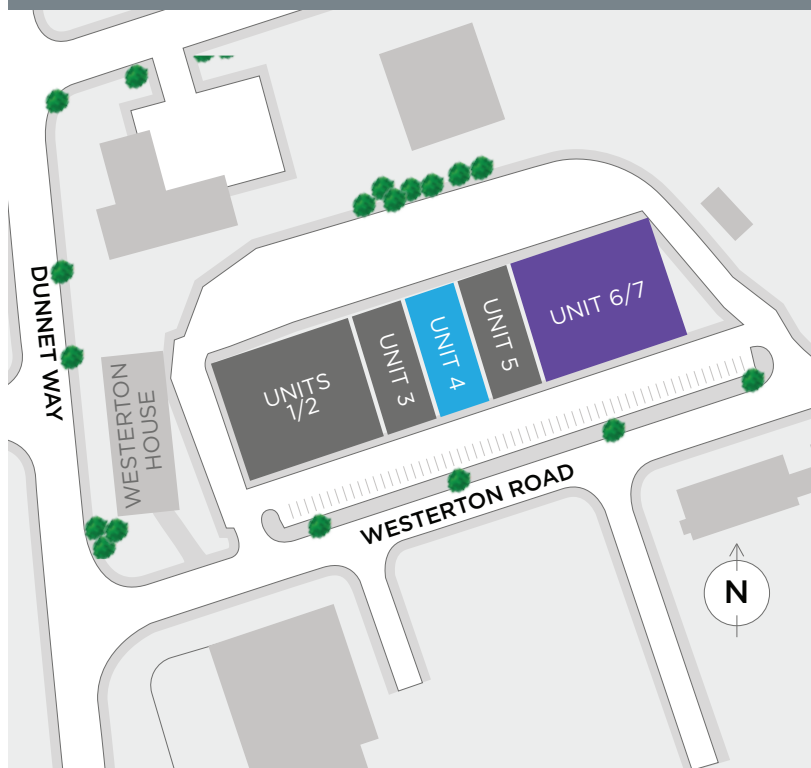
The premises comprise a row of modern, terraced units constructed with a steel portal frame, clad with insulated double skin cladding beneath a pitched roof, incorporating translucent roof lights.

The premises each have ground floor offices, an entrance lobby and WC's positioned at the front with pedestrian access via the glazed frontage.

Ample car parking is also situated at the front of the building whilst vehicle access is provided by level access roller shutter doors to each unit, via the rear secure concrete and tarmac yard.



## ESTATE PLAN



### Unit 4 - MID TERRACE UNIT

|                     |                                    |
|---------------------|------------------------------------|
| Ground Floor Office | 53.87 sq.m. (580 sq.ft.)           |
| Warehouse           | 238.4 sq.m. (2,566 sq.ft.)         |
| <b>TOTAL</b>        | <b>292.27 sq.m. (3,146 sq.ft.)</b> |

#### SPECIFICATION

- Extensive refurbishment works have been undertaken to put into FRI condition.
- Offices have carpeted floors, plastered painted walls and suspended ceilings with recessed lighting and central heating.
- Male and female WC's accessed off the entrance lobby.
- Minimum eaves height of 5.6m rising to 7.1m.
- 3 phase (100amp per phase) power supply, and high bay fluorescent lighting.
- Connectivity to all mains services including gas, water, drainage and power.
- Electrically operated roller shutter door.

### Unit 6/7 - END TERRACE UNIT

|                     |                                   |
|---------------------|-----------------------------------|
| Ground Floor Office | 94.4 sq.m. (1,016 sq.ft.)         |
| Warehouse           | 819.4 sq.m. (8,820 sq.ft.)        |
| <b>TOTAL</b>        | <b>913.8 sq.m. (9,836 sq.ft.)</b> |

#### SPECIFICATION

- Refurbishment works to be undertaken to put into FRI condition.
- Offices will have carpeted floors, plastered painted walls and suspended ceilings with recessed lighting and central heating.
- Male and female WC's accessed off the entrance lobby.
- Minimum eaves height of 5.6m rising to 7.1m.
- 3 phase (100amp per phase) power supply, and high bay fluorescent lighting.
- Connectivity to all mains services including gas, water, drainage and power.
- Electrically operated roller shutter door.

## NEARBY OCCUPIERS

Aviagen

SIG Roofing

Ventro Group

Altrad Generation



## LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed. Please contact sole letting agents Ryden for more information.

## RATES

The premises are currently listed on the Assessors Website ([www.saa.gov.uk](http://www.saa.gov.uk)) as follows:

**Unit 4 (Workshop)**  
RV £21,800

**Unit 6/7 (Workshop)**  
RV £59,500

The current Rateable Values may require re-assessment by an incoming occupier.

## SERVICE CHARGE

There will be an estate service charge covering the maintenance and upkeep of the common parts. Further information is available from the managing agents - Shepherds.

## VAT

VAT is payable on rent, insurance and service charge.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction. The tenant will be responsible for any LBTT costs in registering a new lease.

## PLANNING

As far as we are aware the estate has consent for Use Classes 4, 5 and 6. Potential tenants should satisfy themselves as the suitability of the premises for their particular use and ensure any necessary consents are in place.



## VIEWING & FURTHER INFORMATION

Strictly by appointment with the letting agents:

**Ben Dobson**  
07796 649 931  
[ben.dobson@ryden.co.uk](mailto:ben.dobson@ryden.co.uk)

# Ryden

The agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. **AUGUST 2026.**