

**TO LET**



# Unit 1, Mill Road Industrial Estate

Linlithgow Bridge, Linlithgow, EH49 7QY

## Industrial / Office Space with Large Yard

- › 1,069 sq m (11,512 sq ft)
- › Space available from 5,000 sq ft upwards
- › Highly prominent location
- › Benefits from excellent yard / car parking
- › Suitable for a variety of uses

## LOCATION

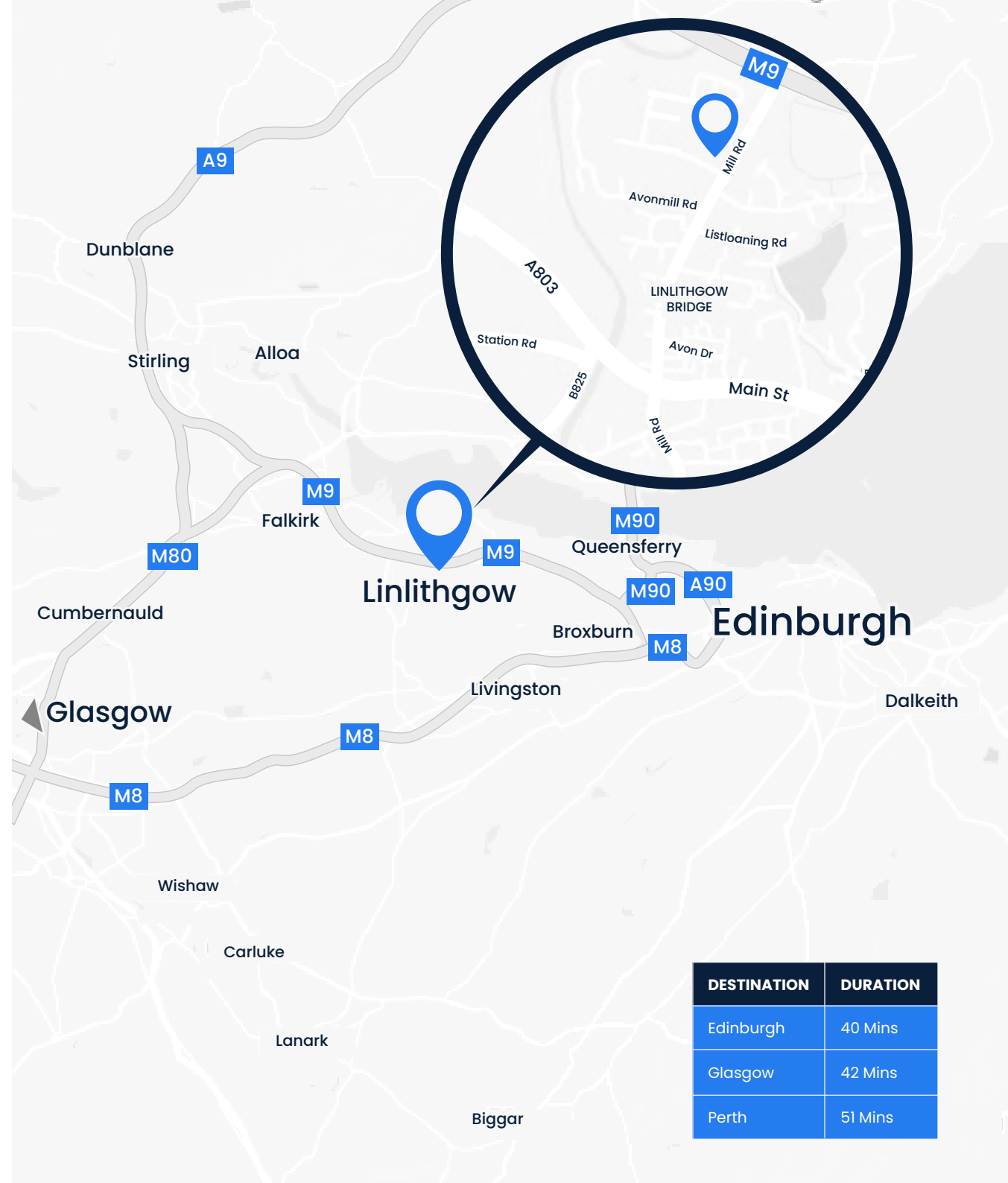
The subjects are located within the attractive West Lothian town of Linlithgow which lies approximately 20 miles west of Edinburgh between Junctions 3 and 4 of the M9 motorway.

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 Industrial Estate 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.

Surrounding occupiers include:

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



DESTINATION	DURATION
Edinburgh	40 Mins
Glasgow	42 Mins
Perth	51 Mins



**UNIT 1**

**Hunters of Linlithgow**

**Howdens**

**Royal Mail Group**

**Toolstation**

**Screwfix**

**EDINBURGH**

**M9**



## DESCRIPTION & ACCOMMODATION

The subject premises comprise industrial and office accommodation which benefits from excellent yard / car parking.

The building benefits from a prominent location at the entrance to Mill Road Industrial Estate fronting onto Mill Road.

Internally the property offers open plan accommodation which can be used for a wide variety of uses including storage, workshop, showroom, trade counter and office space.

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

**1,069 sq m (11,512 sq ft).**

Requirements from 5,000 sq ft upwards can be accommodated.

## YARD/CAR PARKING

The property benefits from a large yard / car park.

## RENT

The property is available to lease on a flexible or long term basis. The quoting rent for the whole space extending to 11,512 sq ft is £45,000 per annum plus VAT.

## RATEABLE VALUE

The property will require to be reassessed. Further information is available on request or by contacting the local Assessor.

## EPC

The Energy Performance Certificate rating is available on request.

## VAT

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

## DATE OF ENTRY

The unit is available for immediate for occupation, subject to conclusion of missives.

## LEGAL COSTS

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



# VIEWINGS & FURTHER INFO

Viewing and further information available from the letting agents:-



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# Ryden

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