

**FOR SALE**



## **Thistle Business Park**

### **155 East Main Street, Broxburn, EH52 5AS**



-  **Freehold Industrial and Ground Rent Investment**
-  Convenient location for access to Edinburgh, West Lothian, Motorway Networks, City Bypass and Edinburgh Airport.
-  Established multi-let industrial Estate
-  3.11 Acre Site.
-  New Lidl Development Scheduled for late 2018
-  Excellent Asset Management Opportunity
-  Approx. 7,271 Sq. M / 78,269 Sq. Ft.

**Full Description:**

The subjects comprise of various Industrial/ Warehouse facilities extending to approximately 78,269 Sq. Ft. on a 3.11 Acre site. The Southern part of the site has recently been sold to Lidl and detailed planning has been approved for a 25,000 Sq. Ft. retail unit with extensive parking.

**Location:**

The subjects are located within the West Lothian town of Broxburn, located approximately 12 miles west of Edinburgh via the A8 trunk road and is situated approximately five miles from Edinburgh Airport and approximately three miles north of West Lothians largest town of Livingston. Thistle Business Park lies to the north east of East Main Street which directly links to the A89 servicing the wider West Lothian community to the west whilst providing direct access to the east for Scotland's wider motorway network.

**Business Rateable Value:**

In accordance with the Scottish Assessors Association and the unified business rate is presently set at £0.499 per sq. ft. excluding water and sewage, which are levied separately.

**Legal:**

Each party to bear their own legal expenses incurred in connection with this transaction.

**EPC:**

A copy of the EPC Certificate is available upon request.

**Schedule of Accommodation:**

Property	Properties Size (sq. Ft.)
Unit 8	12,000
Unit 11	20,426
Unit 13	9,488
Unit 17	14,810
Unit 19	9115

**Service:**

It is understood the site and premises benefit from all mains service including water, electric and drainage.

**VAT and Costs:**

Price on application and Subject to Contract.



