



FALCONER
PROPERTY CONSULTANTS

TO LET

MILL ROAD INDUSTRIAL ESTATE,
LINLITHGOW, EH49 7SF

INDUSTRIAL FACILITY

- DETACHED INDUSTRIAL COMPLEX
- EXCELLENT TRANSPORT NETWORKS
- 3,838.7m²/41,320ft²
- PRIVATE SECURE YARD AREA
- GOOD EAVES HEIGHT
- MULTIPLE ROLLER SHUTTER AND PEDESTRIAN ENTRANCES
- INCENTIVES AVAILABLE



LOCATION

Linlithgow is located in the north-east of West Lothian, close to the border with Stirlingshire. It lies 20 miles (32 km) west of Edinburgh along the main railway route to Glasgow.

A vibrant community set in the heart of Scotland, Linlithgow is a great place to visit, a superb centre from which to explore and a dynamic place in which to do business. With its great transport links across central Scotland, Linlithgow has become a commuter town, which has seen its population double over the last 50 years.

Mill Road Industrial Estate is located to the west of Linlithgow providing an ideal base for companies looking to serve the Central Scotland business community. Junction 4 on the M9 is 5 minutes drive to the West.



DESCRIPTION

The subjects comprise a detached industrial complex formed from 4 interlinked buildings planned over ground and part mezzanine floor. The buildings are of steel portal frame construction surmounted by multi pitched roofs.

The property provides workshop area, storage, office accommodation, staff facilities and trade counter area. The configuration of the property is easily adaptable to match occupiers requirements.

Externally the property benefits from large tarmac parking/yard area to the front and side elevation with further surfaced yard area being provided to the rear.

PLANNING

All queries in relation to the use class of the subjects should be addressed to West Lothian Council Planning Department.

FLOOR AREAS

From sizes provided by our client, we understand that the subject property, measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice to extend to the following approximate gross internal area (GIA):

3,838.7m²/41,320ft²

PROPOSAL

Offers of £185,000 per annum are invited for a new Full Repairing and Insuring (FRI) Lease.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

VAT

Vat will be payable on all costs.

RATING

The current rateable value is £145,250.

EPC

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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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