

# TO LET

## INDUSTRIAL PREMISES

Prominently positioned within East Mains Industrial Estate, Broxburn

Rental price on application

Large industrial premises with secure yard

10,016 SQFT of industrial space available

Generous parking provision to the front elevation and secure yard to the rear

Adjoining unit is available upon request

Suitable for a variety of uses subject to the necessary planning consents



VIRTUAL TOUR



**1B LIGGAT SKYE PLACE, EAST MAINS INDUSTRIAL ESTATE,  
BROXBURN, EH52 5NA**

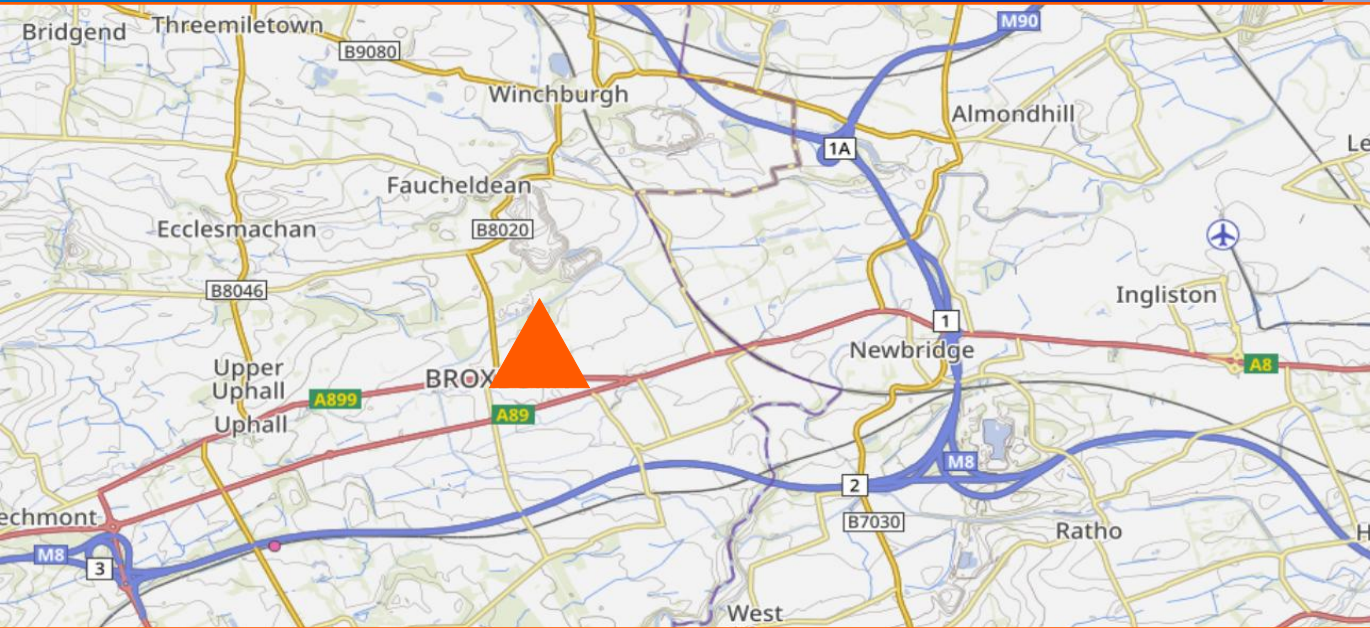
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# Location

1B LIGGAT SKYE PLACE, EAST MAINS  
INDUSTRIAL ESTATE, BROXBURN, EH52 5NA

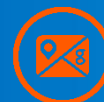


## Location

Broxburn is an established West Lothian town situated on the A89 trunk road which is one of the main vehicular routes that leads a high volume of traffic east into Edinburgh from West Lothian. Broxburn benefits from being in close proximity to Edinburgh Airport and major freight hubs, making it a highly sought after location for logistics, distribution, and supply chain operations.

More specifically, the subjects are located within East Mains Industrial Estate, easily accessible via Dunnett Way. East Mains Industrial Estate is a prime industrial location; providing excellent access to Scotland's central transport network via the M8 & M9 motorways. In turn, making the subjects a prime location & accessible base for an industrial occupier.

**Industrial premises available for lease  
in Broxburn, West Lothian**



FIND ON GOOGLE MAPS



# Unit 1B

1B LIGGAT SKYE PLACE, EAST MAINS  
INDUSTRIAL ESTATE, BROXBURN, EH52 5NA



## Description

The subjects comprise a large industrial premises of steel portal frame construction under a pitched insulated steel roof. The accommodation has a large industrial area with ancillary offices and small enclosed yard. There is a secure yard to the rear of the premises which is accessed from Liggat Skye Place.

The property benefits from a roller shutter door to the front and rear elevations measuring 4.4m X 3.79m. The unit has an apex height of 5.13M & eaves height of 3.72M.

## Accommodation

Description		
Industrial and offices	930.50 SQM	10,016 SQFT
Eaves Height	3.72 M	
Apex Height	5.13 M	
Roller shutter doors	4.40(H) 3.79(W)	

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

# Floorplan

1B LIGGAT SKYE PLACE, EAST MAINS  
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## Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

## Rent

Price on application

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of;

Unit 1A - £53,300 which results in rates payable of approximately £28,515.50 per annum.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

## Get in Touch

**For further information or viewing arrangements please contact the sole agents:**



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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