



Units 3 & 4 Freskyn Place,  
East Mains Industrial Estate,  
Broxburn, West Lothian, EH52 5NF

- Strategic location within close proximity to Newbridge Interchange (M8 / M9 / M90)
- Good quality, clear span industrial/warehouse accommodation
- Flexible lease terms / duration available
- Low passing rent equating to circa £6.00 per sq ft
- Private parking / yard
- £47,000 per annum ex VAT

## LOCATION

East Mains Industrial Estate is a well-established and popular trading estate situated to the east of Broxburn town centre. The estate benefits from being a short distance west of the M8/M9 Interchange at Newbridge which lies just 2.5 miles away and 5 minutes by car via the A89. Just beyond Newbridge is Edinburgh International Airport and Edinburgh West Business Park.

More specifically, Freskyn Place is located off the East Mains main estate road (Dunnet Way) and therefore benefits from good accessibility and visibility – see the location map.

Nearby occupiers include Graham's Plumbing, R&J Strang Tyre Services, Lomond Books Limited and Halfords Autocentre.

## DESCRIPTION

Freskyn Place comprises a twin terraced estate with a total of 12 individual units. Each unit benefits from its own dedicated parking / yard directly to the front. The parking was recently resurfaced and could potentially be fenced off to provide secure external storage.

The units are of steel and brick construction held under a modern corrugated metal sheeted roof. Internally, the property offers clear span uninterrupted space with Unit 3 benefiting from two offices whilst Unit 4 has good levels of natural daylight due to the modern translucent roof tiles.

## SERVICES

The subjects benefit from mains supply of gas and three phase electricity and are hard wired for fire safety.

They also benefit from a security intruder alarm.

## ACCOMMODATION

We have measured the premises in accordance with the RICS code of Measuring Practice and we have calculated the following gross internal areas:-

Unit 3	361.20 sq m (3,888 sq ft)
Unit 4	360.49 sq m (3,879 sq ft)
Total	721.60 sq m (7,767 sq ft) or thereby

## RATEABLE VALUE

According to the Scottish Assessors Website, the subjects have a combined Rateable Value of £43,700.

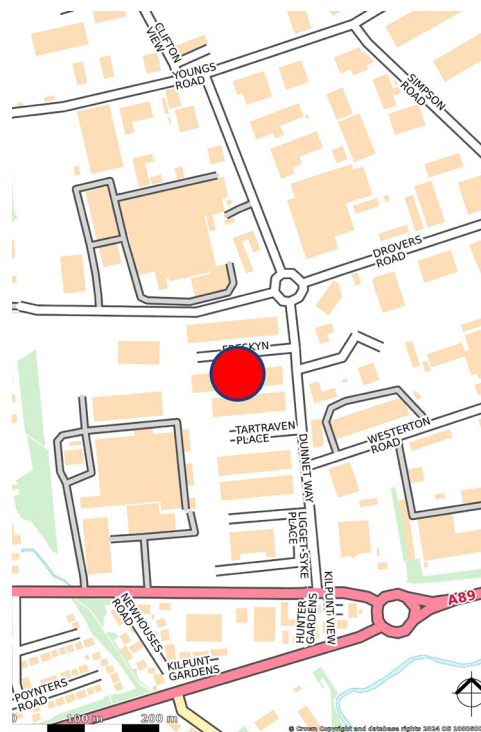
Rates payable approximately £21,760 per annum.

## TERMS

We have been instructed to dispose of our client's leasehold interest, the salient terms are as follows:-

Passing Rent:	£47,000
Lease Expiry:	May 2027
Break Option:	May 2025

The property could be available for a longer duration, subject to discussions with the proprietor.



## EPC

Available on request.

## VAT

All prices quoted are exclusive of VAT.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred. The assignee or subtenant will pick up a proportionate share of the landlord's reasonably incurred legal costs.

## FURTHER INFORMATION & VIEWING

Please contact the sole letting agents, Messrs Graham + Sibbald:

To arrange a viewing please contact:



**Ross Chinnery**  
Associate  
07584 061 146  
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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: February 2024