



NEW INDUSTRIAL UNITS TO LET

UPHALL INDUSTRIAL ESTATE UPHALL BROXBURN, EH52 5NT

- Development due to commence imminently
- 11 Units ranging from 177 to 3,785 sq m (1,905 to 40,740 sq ft)
- CCTV monitored estate with security staff on site overnight
- Available from late Q1 2023

Commercial Department 17 Corstorphine Road, Edinburgh, EH12 6DD 0131 624 6130

LOCATION:

Uphall Industrial Estate is located approximately 12 miles from Edinburgh City Centre and 34 miles from Glasgow. The Estate is situated on the A89 and benefits from having excellent communication links with the M8/M9 Interchange at Newbridge lying approximately 4 miles to the east and Junction 3 of the M8 circa 2 miles to the west. Edinburgh Airport is 7 miles distant and train services are easily accessed at Uphall Station which can be reached on foot from the estate.

The subjects are located at the front of the estate with profile to the A89. Nearby occupiers include Scot Heating, Nationwide Platforms, Graycoll and Portakabin.

DESCRIPTION:

The original building on the site has now been demolished and development will commence shortly. The completed units will benefit from the following:

- Glazed frontage to A89
- LED Lighting
- Electrically operated roller shutter doors
- 3 phase power supply
- Toilet facilities
- 6 metre eaves height
- CCTV monitoring with security staff on site overnight

ACCOMMODATION:

Upon completion of the development, the following unit sizes will be available either individually or on a combined basis:

	SQ M	SQ FT
Unit 1	210	2,260
Unit 2	263	2,831
Unit 3	528	5,683
Unit 4	528	5,683
Unit 5	263	2,831
Unit 6	263	2,831
Unit 7	528	5,683
Unit 8	528	5,683
Unit 9	263	2,831
Unit 10	234	2,519
Unit 11	177	1,905
Total	3,785	40,740

If let as a single unit the subjects will benefit from a having a large dedicated yard area.

RATEABLE VALUE:

The subjects will require to be assessed upon completion.

LEASE TERMS:

The units will available on full repairing and insuring lease terms for a period to be agreed. Rental information is available from the agent.

SERVICE CHARGE

Tenants will be responsible for the payment of a service charge to cover the cost of security and maintaining the common parts of the wider estate. Further information is available from the letting agent.

VAT:

All figures quoted are exclusive of VAT.

ENTRY:

By agreement.

VIEWINGS:

Strictly through appointment with the sole marketing agents.

LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs involved in any transaction. The incoming tenant will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

FURTHER INFORMATION:

Strictly by contacting the sole letting agents:

D M Hall, 17 Corstorphine Road, Edinburgh, EH12 6DD Tel 0131 624 6130

lan Davidson Graeme Pollock
ian.davidson@dmhall.co.uk Graeme.pollock@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

DATE OF PUBLICATION:

September 2022



DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lesses and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any inteded purchasers of tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the emplyment of DM Hall has any authority to make or give any representation or warrenty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- vi) These particulars are provided for record purposes only and are not intended to create, nor to be relies upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.







