

Ryden

TO LET

PROMINENT INDUSTRIAL UNIT

289 SQ M (3,109 SQ.FT)



**UNIT 6 LIGGAT SYKE
PLACE, EAST MAINS
INDUSTRIAL ESTATE,
BROXBURN
EH52 5NA**

**GOOD QUALITY OFFICE AND
SHOWROOM FIT-OUT**

**WELL ESTABLISHED
INDUSTRIAL LOCATION**

**SUITABLE FOR A VARIETY
OF USES**

LOCATION

East Mains Industrial Estate is a well-established industrial location situated approximately 5 miles to the west of Edinburgh Airport and 6 miles from Junction 3 of the M8.

The estate benefits from close proximity to the Newbridge Roundabout which provides access to the M8/M9 motorways.

More specifically the premises are located on Tartraven Place which is situated on the west side of the industrial estate with direct access taken from Dunnet Way which acts as the main thoroughfare connecting the entire estate.

Surrounding occupiers include Kwikfit, Mercedes-Benz of Edinburgh, Eastern Western Motor Group, Asphaltic Broxburn (SIG), Diageo and Broxburn Bottlers.

DESCRIPTION

The estate comprises a prominent terrace of industrial / trade units which are all of brick construction to full height, externally surmounted by profile metal sheeting and flat roofs.

The unit is of the following specification:

- Minimum eaves height of 4.15m
- High quality office facilities
- Electric vehicle access door
- Fluorescent lighting
- Translucent roof panels
- 3 Phase power
- WC facilities
- Kitchen facilities





ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

| UNIT | SQ M | SQ FT |
|---------|------|-------|
| UNIT 16 | 289 | 3,109 |

BUSINESS RATES

We are advised by the local Assessor the property currently has a Rateable Value of £15,400 which results in rates payable (2023/24) of approximately £7,500 per annum. Interested parties are advised to make their own enquiries with regards to any relief via the Small Business Rates Relief Scheme.

LEASE TERMS

The property is available on a Full Repairing and Insuring lease at an annual rent of £22,000 for a term to be agreed. Further information is available from the sole letting agents.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

VAT

All prices are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon. All prices quoted are exclusive of VAT.



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GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents:

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, 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 intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **January 2024**

