

NEW BUILD TRADE COUNTER UNIT TO LET

LAST REMAINING UNIT
1,442 SQ FT (134 SQ M)

- PROMINENT UNIT TO FRONT OF BUSY ESTATE
- ADJACENT TO SCREWFIX & TOOLSTATION



UNIT C
MILL ROAD
LINLITHGOW
EH49 7SF

SUPERB LOCATION

The site is located within the attractive West Lothian town of Linlithgow which lies approximately 20 miles west of Edinburgh between Junctions 3 and 4 of the M9 motorway.

The town has an approximate population of 13,500 and is a very popular commuting town for both Edinburgh and Glasgow having excellent road links, as well as being on the main Edinburgh/Glasgow railway line, with trains to these two cities every 15 minutes.

The development lies to the front of Mill Road Industrial Estate which comprises a variety of industrial accommodation. It is home to a number of well-established businesses and provides an ideal base for companies looking to serve the Central Scotland business community.



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PHASE 1

MODERN SPECIFICATION

- New build trade counter unit
- Steel portal frame
- Mixture of Architectural Microrib and Trisomet 333 cladding on purlins
- Minimum eaves height of 5m rising to 5.7m at the apex
- 200mm power floated concrete floor slab on 75mm floor insulation on dpm on blinded hardcore solum
- Trisomet 333 roof cladding with 10% multilayer translucent panels
- 3m wide x 4m high sectional overhead door
- Aluminium pedestrian entrance door

SIZE

The unit extends to 1,442 sq ft (134 sq m).

TERM

The subjects are to be let on a Full Repairing and Insuring basis on terms to be agreed.

RATEABLE VALUE

The unit will require to be assessed upon occupation.

EPC

An EPC will be available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being liable for LBTT and registration dues.

FURTHER INFORMATION



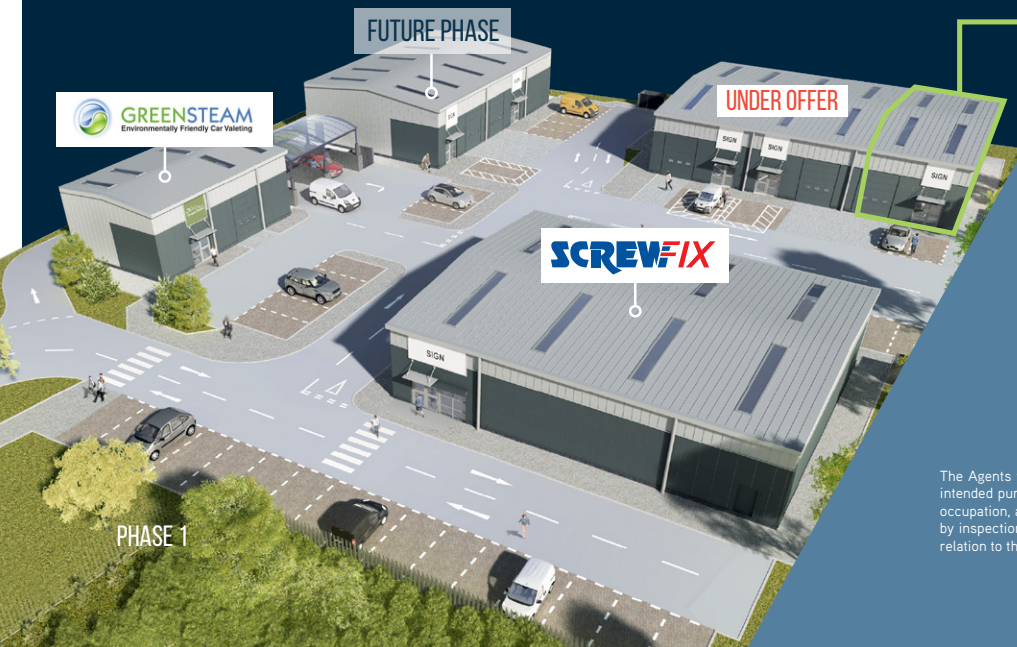
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PHASE 1

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