

DM HALL

For Sale

Industrial

**UNIT 5,
MURRAYSGATE
INDUSTRIAL ESTATE,
WHITBURN,
EH47 0LE**



**2001.11 sq m
(21,540 sq ft)**

Property Details

- Formally utilised as a logistics centre
- Excellent access to the M8 motorway via Junction 4A
- Great opportunity for owner occupier or development
- Gross Internal area 21,540 sq ft (excluding mezzanine)
- Site extends to approx. 3.37 acres
- All Enquiries

LOCATION:

The subjects are located on the outskirts of Whitburn within Murraysgate Industrial Estate. The estate has benefitted greatly over the past couple of years with the proposed development of the "Heartlands" project, which to date, has secured few occupiers, but has facilitated the creation of Junction 4A to the M8 motorway, giving the premises a considerably greater link the national road network.

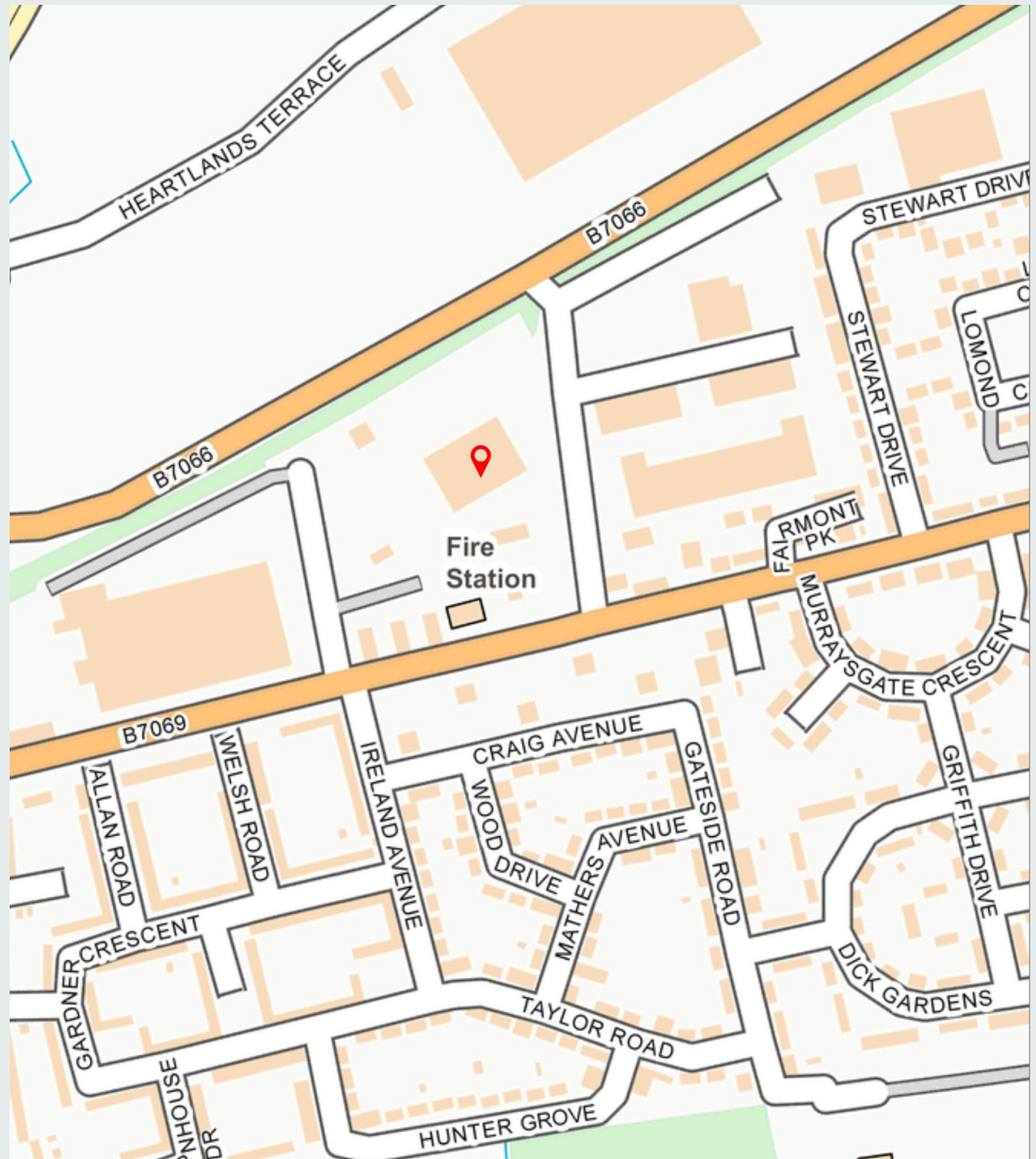
Whitburn itself is a town lying within West Lothian and is well positioned to service both Edinburgh and Glasgow being centrally located approximately 25 miles away from each.

The exact location can be seen on the appended map.

DESCRIPTION:

The property itself is a brick built warehouse facility surmounted by a pitched cement sheet roof with block offices along the front elevation, artificial lighting is provided in this section by fluorescent strip lights and natural daylight by UPVC framed and glazed windows. There are some smaller outbuildings, but the main facility offers workshop space and ancillary office suitable for its current use.

Internally the warehouse provides basic industrial accommodation with high level lighting and is currently racked out for distribution purposes.



Property Details

The subjects also benefit from good eaves height being of 5.5m (7.8 to the apex) and access into the units can be taken via the various roller shutter doors which are 4.6m by 4.8m.

Access can be taken through the east most side of the site.

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows:

Office:	199.37 sqm	(2146 sqft)
Warehouse:	1801.74 sqm	(19394 sqft)
Mezzanine:	199.37 sqm	(2146sqft)
Total Excluding mezz:	2001.11 sqm	(21540sqft)

Site: 3.37 acres

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £112,750.

SALE TERMS:

Our clients are seeking offers over £1.25m (ONE MILLION TWO HUNDRED AND FIFTY POUNDS) for their heritable interest in this site

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

VAT:

All prices quoted are exclusive of VAT.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of legal formalities.

VIEWING:

Strictly by arrangement with the agents.



Make an enquiry

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DM HALL



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RICS

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