



Camps Industrial
Estate, Connelly
Court, Kirknewton,
West Lothian
EH27 8DN

Circa
0.25 acres

Property Details

- Secure enclosed yard
- Extends to circa 0.25 acres
- Fixed rental of £18,000 per annum
- No VAT payable

LOCATION:

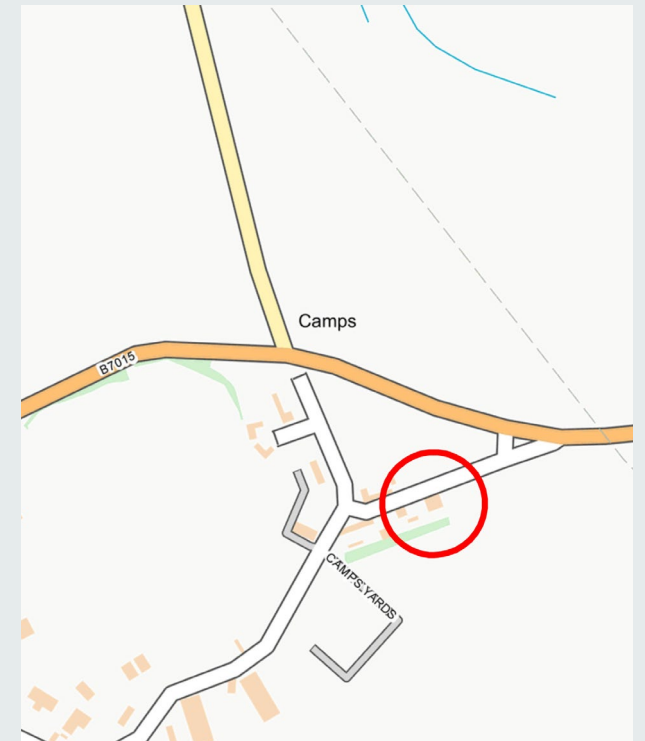
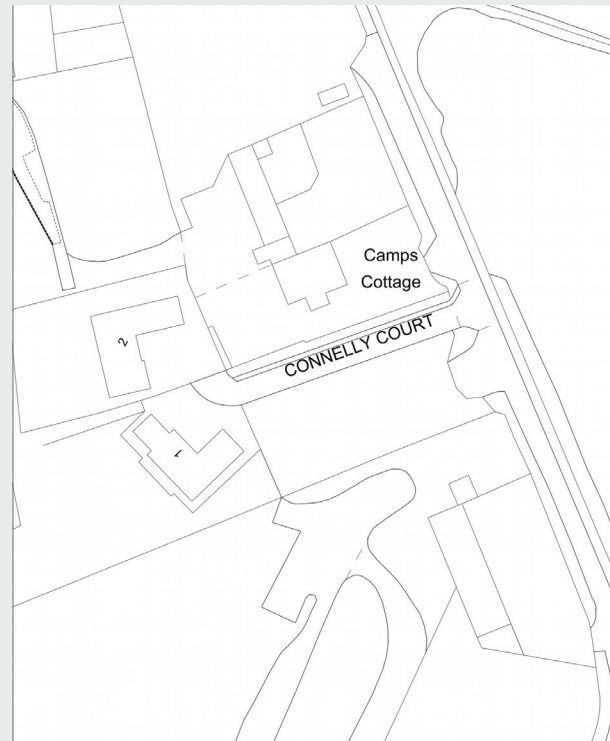
The subjects are located within Camps Industrial Estate on Camps Road, adjacent to Connelly Court.

Camps Industrial Estate lies within West Lothian is situated to the East of East Calder and Livingston, and benefits from good access to the A71 which links Edinburgh to Ayrshire.

What3words: typified.pace.quitter

DESCRIPTION:

The subjects comprise an enclosed tarmac yard extending to circa 0.25 acres, which is secured by a palisade fence.



Property Details

TENURE:

The subjects are available on Full Repairing and Insuring terms for a period to be negotiated.

RENT:

The subjects are available at a fixed rental of £18,000 per annum.

NON DOMESTIC RATES:

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

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

LEGAL COSTS:

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

SERVICES:

No gas or electricity to the site.

VAT:

VAT is not chargeable on the rent.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Make an enquiry

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 Video available

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