

# DM HALL

## To Let

Flexible Workshop/  
Office Premises

Unit 22/1  
JMK House  
Mill Road Industrial  
Estate  
Linlithgow  
EH49 7SF



346.61 SQ M  
3,731 FT



# Property Details

- Situated in an established and popular industrial estate
- Flexible accommodation comprising workshop and offices
- Benefitting from allocated parking from approximately 13 vehicles
- Rental offers in the region of £25,000 per annum are invited

## LOCATION:

The subjects are situated on the southern side of the distributor road which serves Mill Road Industrial Estate within Linlithgow.

Mill Road Industrial Estate is located on the northwestern side of the attractive 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 persons and is a very popular commuter location for both Edinburgh and Glasgow, having excellent road links as well as being on the main Edinburgh to Glasgow railway line with trains to these two cities every 15 minutes.





# Property Details

Mill Road Industrial Estate is an established and recognised Industrial location within the town and is home to both national and local occupiers. Nearby occupiers include Hunters of Linlithgow, West Port Vets, Screwfix and Howdens.

The approximate location of the property is shown on the plan.

## DESCRIPTION:

The subjects comprise workshop and office accommodation which is arranged within an end terraced property which is of steel frame construction with a facing brick external finish and surmounted by a low rise pitched roof with profile metal sheet covering.

There is a pedestrian access door to the front leading into the office accommodation and to the rear is a vehicular up and over door and pedestrian pass door which provide access directly into the workshop.

The offices are arranged over two floors to the front of the building, and the ground floor is arranged to provide 3 office rooms, tea prep, toilet facilities and storage. The first floor provides a further 4 office rooms together with storage and toilet compartment.

The rear section of the property comprises the workshop, within which a mezzanine level has been installed.



# Property Details

## ACCOMMODATION & FLOOR AREAS :

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

Floor	Accommodation	sq m	sq ft
Ground	Offices, tea prep, storage, and toilet facilities	98.62	1,062
Ground Floor	Workshop	99.47	1,071
First Floor	Offices, storage and toilet	96.38	1,037
Mezzanine	Storage	52.14	561
<b>TOTAL</b>		<b>346.61</b>	<b>3,731</b>

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is C43.

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £20,100 per annum.

## PROPOSAL:

Rental offers in the region of £25,000 per annum are invited.

## LEGAL COSTS:

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

## VAT:

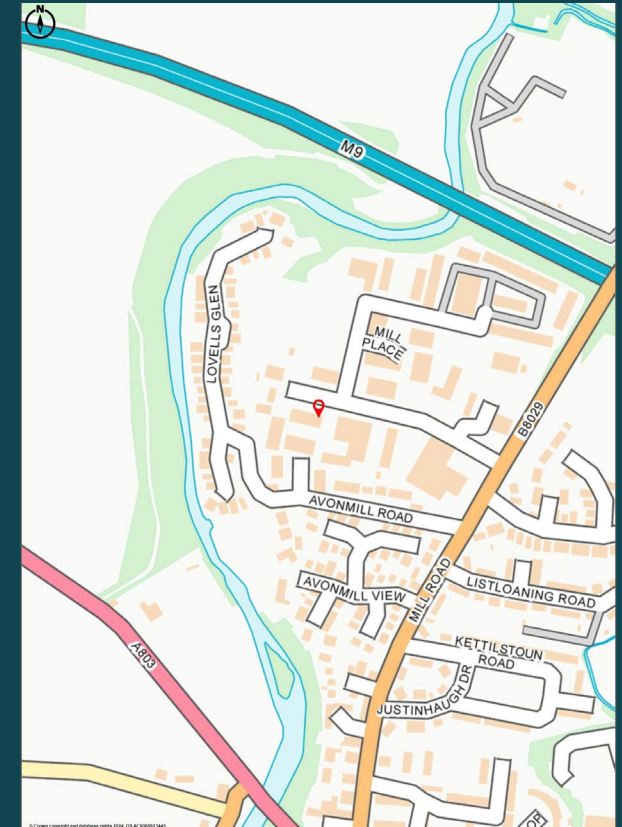
We have been advised by the client that the property is not VAT registered.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents.

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



# Make an enquiry

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**DM HALL**



Regulated by  
**RICS**

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