

INDUSTRIAL UNIT
TO LET

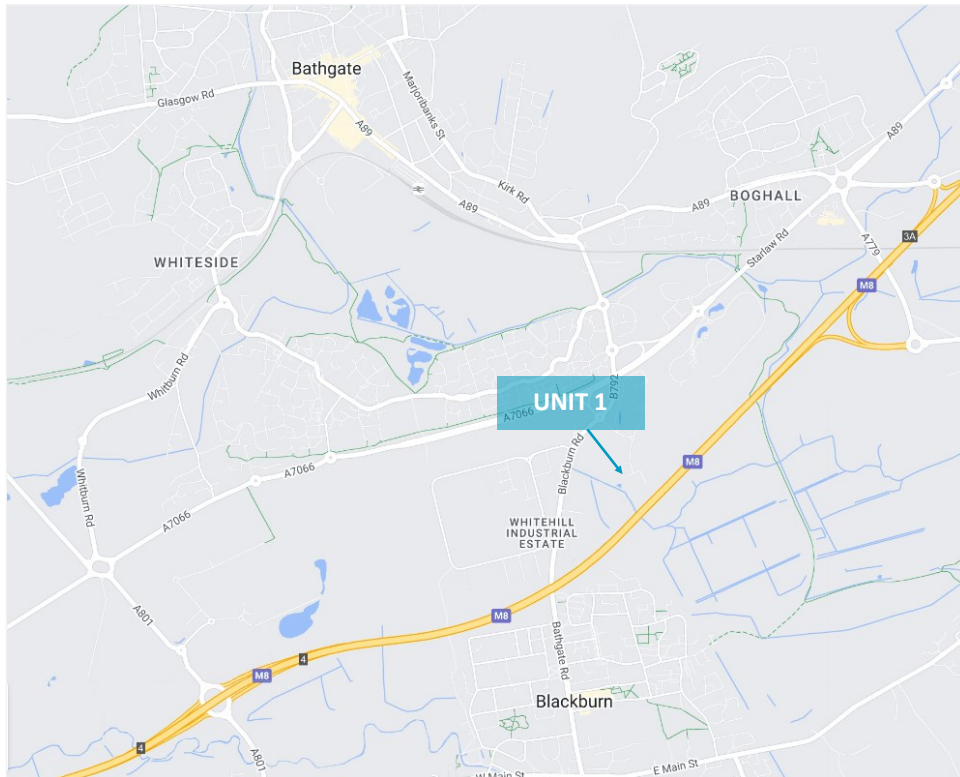


- MODERN INDUSTRIAL UNIT WITH DEDICATED YARD

- EXCELLENT TRANSPORT LINKS

Location

The property forms part of the wider Easter Inch Business Park, and lies adjacent to Whitehill Industrial Estate. The estate is well located off Junctions 3A and 4 of the M8 Motorway providing good access to both Glasgow and Edinburgh. Surrounding occupiers include Dingbro, City Electrical Factors and Briggs Equipment Ltd.



Accommodation

Unit 1 forms part of a standalone terrace of two units. The accommodation provides an excellent specification as follows:

- Dedicated yard to the front
- 2 no. electric roller shutter doors with 2 no pedestrian doors.
- LED light fittings and integrated daylight panels in roof
- 3 phase power supply
- Existing office/ workshop fit out with WC and tea prep
- Haunch height of 5.9m and 6.43m to apex

Floor	GIA (sq. ft)	GIA (m ²)
Unit 1	4,887 sq.ft	454.01 m ²

Quoting Terms

The unit is available by way of a new full repairing and insuring lease at a rent of £45,000 per annum. Full details are available from the marketing agent.

Rateable Value

The rates payable on the unit are calculated as follows:

Ratable Value: £25,400
 Rates Pounding: £0.498
 Rates Payable: £12,649



VAT

The building has been elected for VAT and therefore is applicable to the rent and other applicable outgoings.

EPC

A copy of the EPC for the property is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The occupier will also be responsible for any LBTT incurred.

Enquiries

Via the sole marketing agent:

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