

TO LET / MAY SELL

NEW INDUSTRIAL / WORKSHOP PREMISES

MILL ROAD INDUSTRIAL ESTATE, LINLITHGOW BRIDGE, LINLITHGOW EH49 7SF



E-NET PARK

www.e-netpark.co.uk

Introduction

Welcome to E-Net Park, a unique and uncomplicated solution for all business needs across Scotland's Central and Lothian Belt.

This scheme has been developed with the aim of providing excellent industrial accommodation at competitive prices.

Located in Linlithgow, West Lothian, it provides a wide range of high quality accommodation close to main transport links, as well as providing the ideal setting for businesses to thrive.



Location

Mill Road Industrial Estate is located to the west of Linlithgow providing an ideal base for companies looking to serve the Central Scotland business community. Junction 4 on the M9 is 5 minutes drive to the West.

Typical Travel Times/Distances

City	Rail (time)	Car (miles)
Edinburgh	25 mins	20
Glasgow	33 mins	30
Aberdeen	2 hrs 45 mins	125
Newcastle	2 hrs 15 mins	120
Manchester	4 hrs 30 mins	230

Specification

- New development with high spec industrial units
- 8 blocks providing 30 units
- Unit sizes to include 75 sq m, 90 sq m, 180 sq m & 360 sq m
- Access roads and parking provided
- Well established industrial estate
- Central location affording good transport links

Rating

From enquiries made with the Assessor of Central Scotland we understand the subject properties still have to be assessed with a view to being placed within the current Valuation Roll.

Floor Areas

From sizes taken during our inspection, we calculate the subject property, measured in accordance with the RICS Code of Measuring Practice (6th Edition), to extend to the following approximate gross internal floor areas:-

Small Unit	75 sq m	807 sq ft
Medium Unit	180 sq m	1,938 sq ft
Large Unit	360 sq m	3,875 sq ft

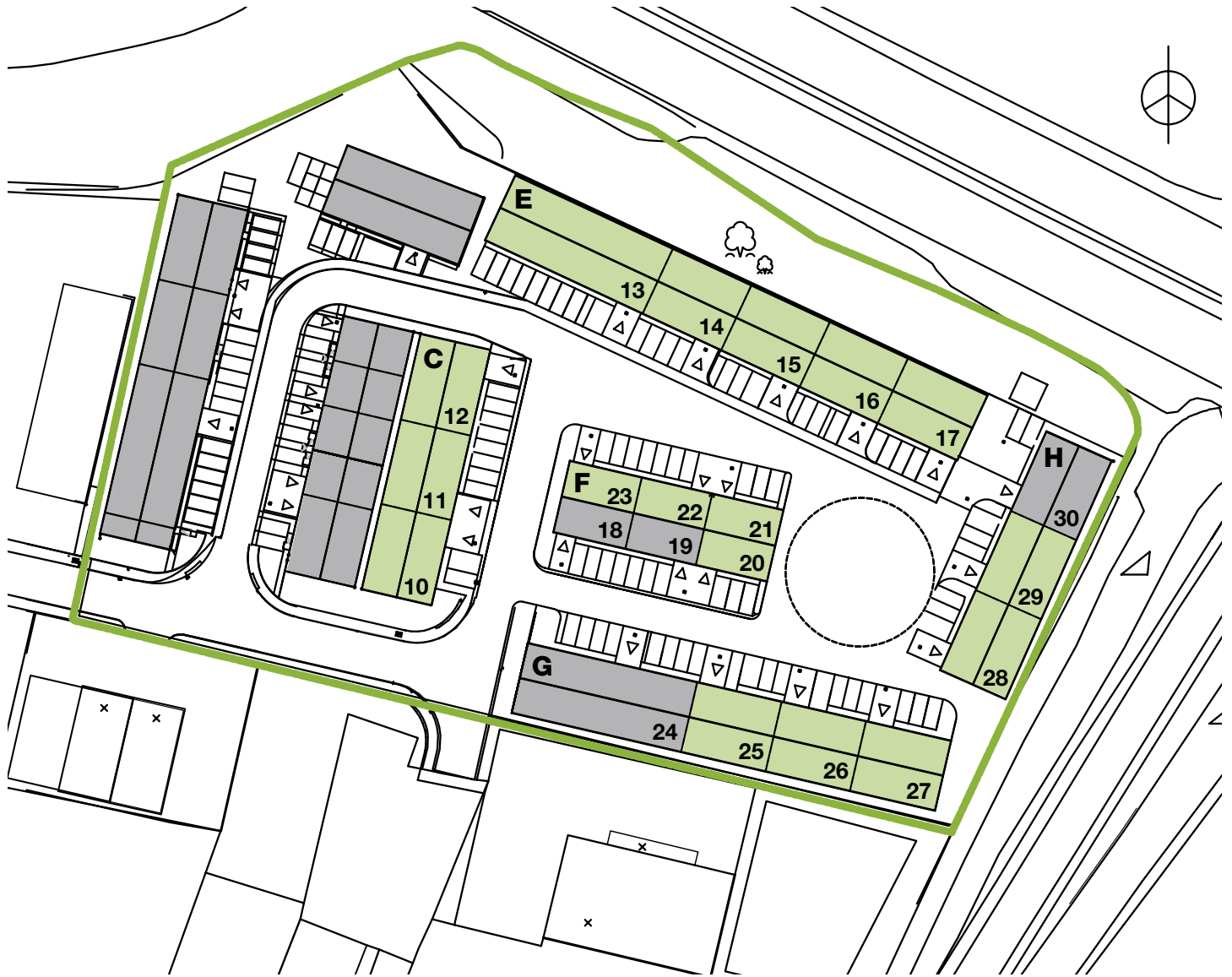
Proposal

The following rental offers are invited for a leasehold interest

Small Unit	£5,500	per annum
Medium Unit	£13,500	per annum
Large Unit	£27,000	per annum

We may consider selling selected units and more information is available upon request.





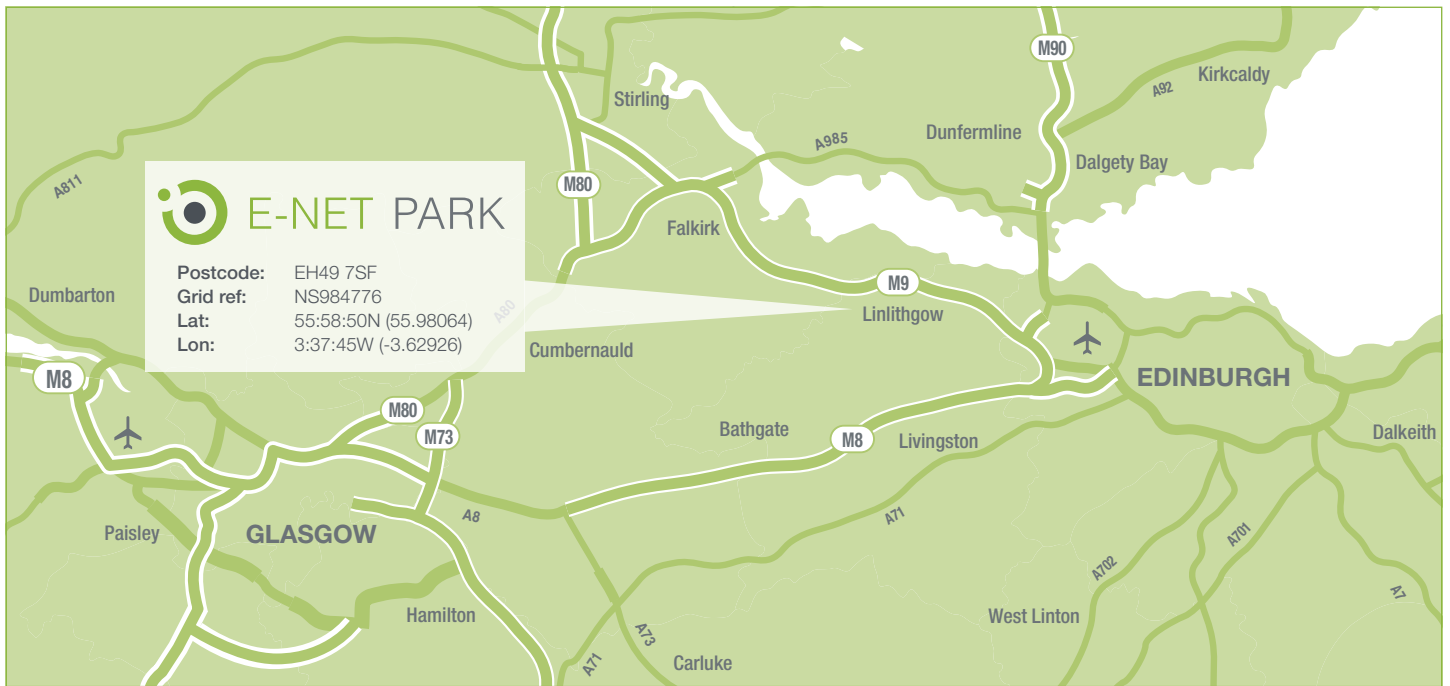
Phase 1	Block	Unit	Size sq m	Status
	C	10	180	Available now
	C	11	180	Available now
	C	12	180	Available now

Phase 2	Block	Unit	Size sq m	Status
	E	13	360	Available now
	E	14	180	Available now
	E	15	180	Available now
	E	16	180	Available now
	E	17	180	Available now

Phase 3	Block	Unit	Size sq m	Status
	H	28	180	Available now
	H	29	180	Available now
	H	30	180	LET

Phase 4	Block	Unit	Size sq m	Status
	F	18	75	LET
	F	19	75	LET
	F	20	75	Available now
	F	21	75	Available now
	F	22	75	Available now
	F	23	75	Available now
	G	24	160	LET
	G	25	180	Available now
	G	26	180	Available now
	G	27	180	Available now

For an up to date availability please go to www.e-netpark.co.uk



E-NET PARK
 Postcode: EH49 7SF
 Grid ref: NS984776
 Lat: 55:58:50N (55.98064)
 Lon: 3:37:45W (-3.62926)

Viewing and Further Information

Strictly by appointment through the following agents:

John Gillen

E-Net Park
 Tel: 07515 564254
 john@e-netpark.co.uk



Jim Pollock

J A Pollock Property Consultants
 Tel: 01506 497010
 Fax: 01506 497170
 jim.pollock@japollock.co.uk



Alan Herriot

Ryden LLP
 Tel: 0131 473 3382
 Fax: 0131 225 5766
 alan.herriot@ryden.co.uk



Lease Terms

Available on Full Repairing and Insuring (FRI) terms with the benefit of flexible duration subject to negotiation.

Service Charge

There is a small service charge for the common maintenance of the estate, further details are available on request.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

The agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. January 2009.