

To Let /

Bishopsgate Business Park
Broxburn, EH52 5LH

Incentives Available



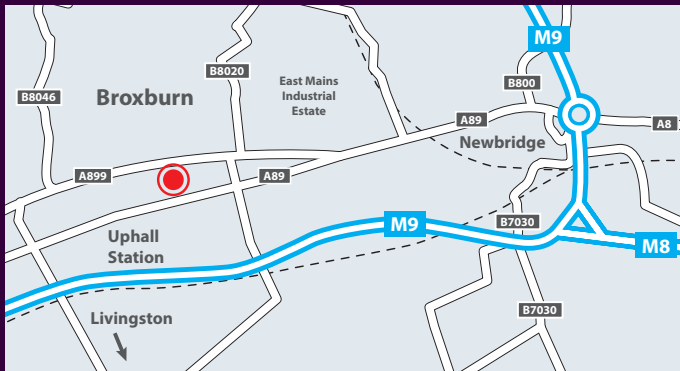
Industrial / Business Units Available

- Units from 65 sq m (700 sq ft) to 465 sq m (5,000 sq ft)
- Modern premises
- Ample yard and parking facilities
- Suitable for a variety of uses
- Flexible lease terms

LOCATION

The subject premises are located within the West Lothian town of Broxburn, which is approximately 10 miles west of Edinburgh, situated between junctions 2 and 3 of the M8 motorway. The estate holds a prominent location just off West Main Street (A899), the main thoroughfare running through Broxburn town centre which ultimately links up with Junction 2/3 of the M8 and Junction 1 of the M9.

The surrounding area is a mixture of residential and commercial use with neighbouring occupiers such as Uuni Ltd, BM Motors, Gymtastic, Ness Construction and Strathbrock Health Centre.



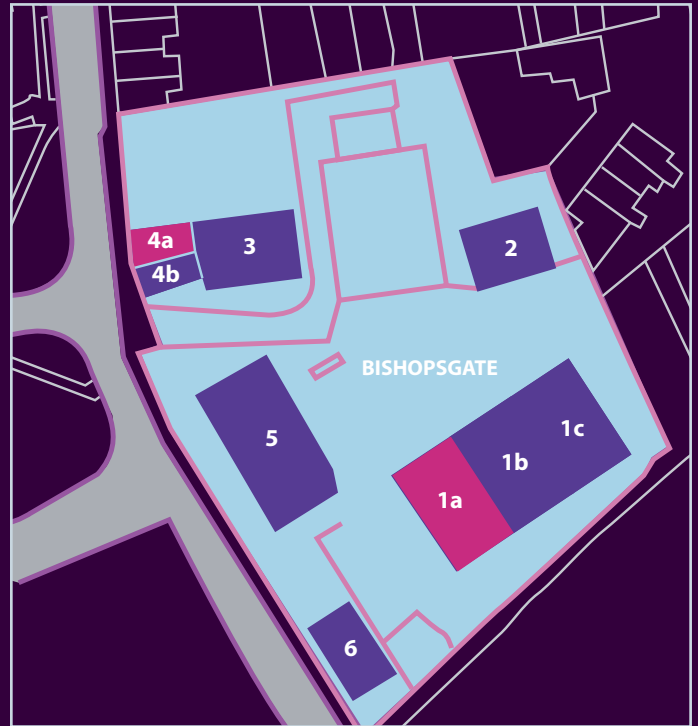
DESCRIPTION

The premises form part of a modern development of 9 industrial units of steel frame construction with profiled metal cladding. The units benefit from ample common yard and parking facilities and the site is enclosed with steel security fence. Each unit has been arranged to provide open plan industrial accommodation which benefit from the following specification;

- / Concrete floor
- / Vehicle access
- / Fluorescent strip fittings
- / Translucent roof panels
- / WC facilities
- / 3 phase electrical supply

AVAILABILITY - DIRECTORY BOARD

| Unit | Occupier | Type | sq m | sq ft |
|------|---------------------------|--------------|------|-------|
| 1a | TO LET | Industrial | 279 | 3,000 |
| 1b | iKamper UK Ltd | Industrial | 279 | 3,000 |
| 1c | B.M. Motors & MOT's | Industrial | 279 | 3,000 |
| 2 | Ness Construction Ltd | Industrial | 202 | 2,174 |
| 3 | Gymtastic Broxburn Ltd | Gymnasium | 248 | 2,670 |
| 4a | TO LET | Office | 65 | 700 |
| 4b | Clean 'n Tidy Home Assist | Workshop | 60 | 650 |
| 5 | Uuni Ltd | Industrial | 465 | 5,000 |
| 6 | Parcels 2 Move | Distribution | 158 | 1,760 |



TERMS

Each unit is available for immediate occupation on a full repairing and insuring, or licence, basis for a term to be agreed.

BUSINESS RATES

Some of the units may qualify for small business rates relief. Interested parties are advised to make their own enquires to the local authority in connection with rates payable.

VAT

VAT will be payable on all payment to be made to the landlord including rent, service charge and re-charge of insurance premiums.

EPC

Units 1a, 1b, 1c, 5 and 6 have an EPC Rating of D; unit 4 is rated F. EPC's of varying ratings are applicable to the individual properties. EPC certificates for each property are available upon request.

LEGAL COSTS

Each party will be liable for payment of their own legal costs in connection with this transaction.

VIEWING AND FURTHER INFORMATION

Please contact the sole letting agent:

JA Pollock Property Consultants
Munro House
Quarrywood Court
Livingston EH54 6AX

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