

# Property Management & Development

## Industrial Units - Mill Road Industrial Estate Linlithgow Bridge



### LOCATION

Situated to the west of Linlithgow, Mill Road Industrial Estate can easily be reached from junctions 3 & 4 of the M9 (Edinburgh to Stirling motorway). Rail links to Edinburgh and Glasgow are also available from nearby Linlithgow Station.

### DESCRIPTION

The property comprises 12 industrial units, in two terraces on opposite sides of a common service yard. Each unit has roller shutter entrance, gas heating and WC. Units vary in size as follows:

| Units             | SqM   | Sqft |
|-------------------|-------|------|
| 1 & 3             | 174.7 | 1880 |
| 2, 4, 5, 6, 7 & 8 | 87.3  | 940  |
| 9, 10, 11 & 12    | 87.3  | 940  |

The units have an Energy Performance Certificate rating of G to E+

### VIEWING:

To arrange a viewing, or for further information contact Pauline Smith Tel: 01506 281832  
Email: [Pauline.smith@westlothian.gov.uk](mailto:Pauline.smith@westlothian.gov.uk)

### LEASE TERMS

West Lothian Council operates an easy-in, easy-out letting policy.

- Units are available on a month-to-month basis, on standard lease terms. A copy of the lease and Tenant Handbook can be found on [www.westlothian.com/pmd](http://www.westlothian.com/pmd)
- The rent is payable in advance on the 1st of each month, by direct debit. The monthly charge will be subject to an annual, upwards only review.
- A deposit of 3 month's rent is payable, which is held for the duration of the lease.
- Tenants are responsible for internal repair and maintenance of the units.
- Building insurance is included in the monthly charge, but the tenant is responsible for their own contents and Public Liability insurance.
- Tenants will be responsible for the payment of Non-domestic rates. (Some occupiers may be eligible for rates relief and information can be made available on request). Rateable values can be found at [www.saa.gov.uk](http://www.saa.gov.uk)
- Occupiers will bear all utility costs.
- There is no service charge.

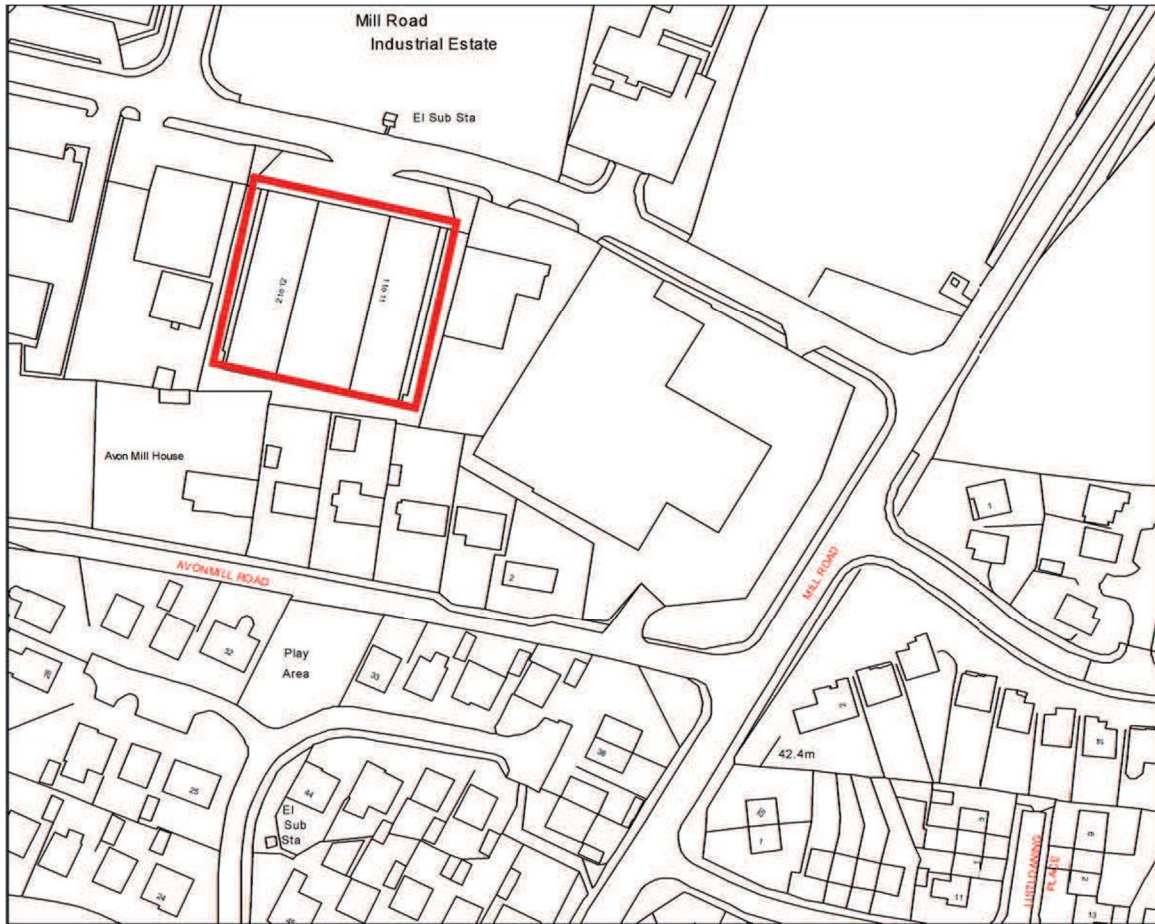
### USE

The units are generally suitable for uses falling within Planning Use Classes 4, 5 and 6, i.e. office; industrial; and storage and distribution.

Use for vehicle repairs; leisure activities; or uses that generate substantial vehicle movements or introduce hazardous materials may be discouraged. Retailing is not permitted.

### ENTRY

Subject to the submission of a satisfactory application, the council is able to offer entry within five working days



Layout and Location Plans

