

Property Management & Development

Industrial Units –

Youngs Road, East Mains Industrial Estate, Broxburn



LOCATION

East Mains Industrial Estate, to the east of Broxburn, is located approx. 1 mile west of the Newbridge Interchange, providing easy access to the M9 (Edinburgh to Stirling) & M8 (Edinburgh to Glasgow) motorways. Edinburgh International Airport lies 4 miles to the east, while Edinburgh City Centre is 5 miles further east. Youngs Road is located to the north of the industrial estate.

DESCRIPTION

The property comprises 8 units, each of 92.9 sq m (1000 sq.ft) in two terraces on opposite sides of a common service yard.

The units have an Energy Performance Certificate rating of F+

VIEWING:

To arrange a viewing, or for further information contact Pauline Smith Tel: 01506 281832
Email: 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
- 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
- Occupiers will bear all utility costs.
- There is no service charge.

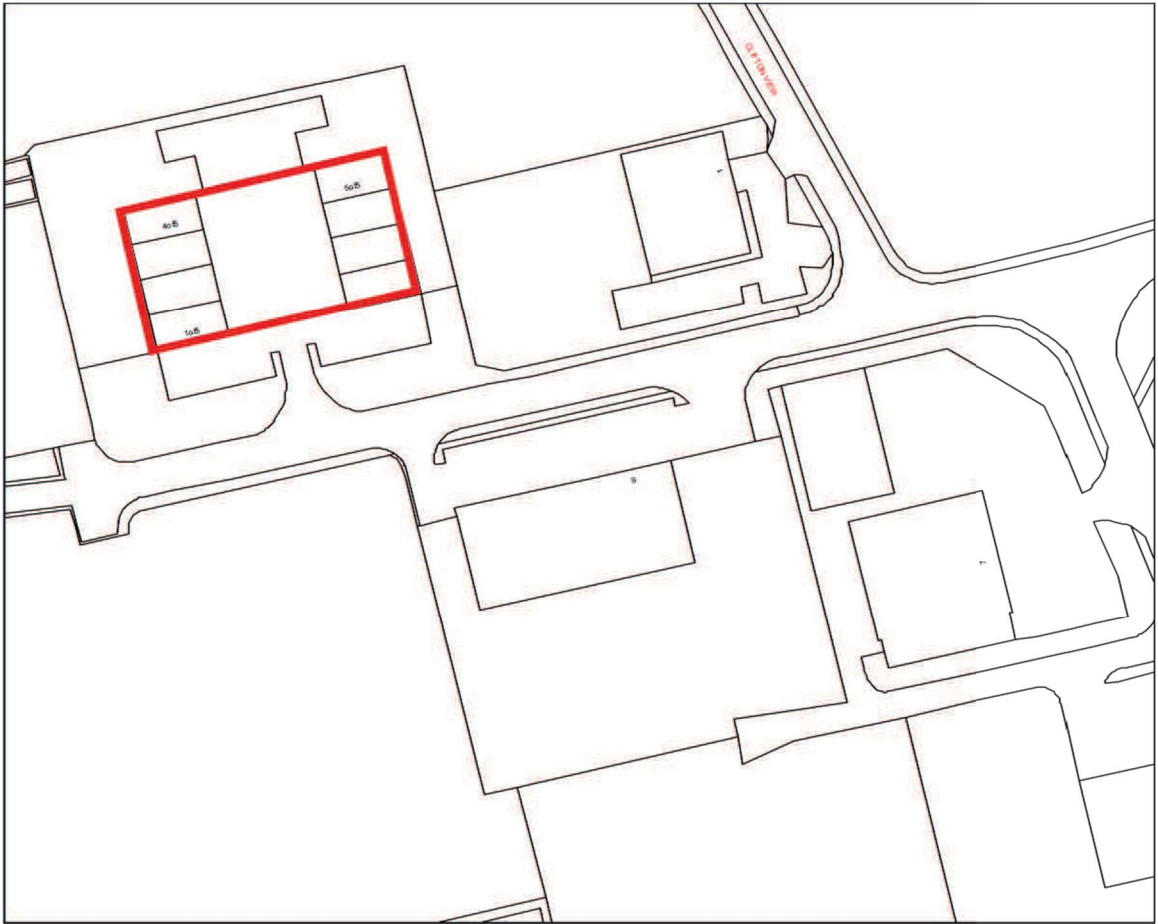
USE

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



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