

Property Management & Development

Blackburn Business Units East Main Street, Blackburn



LOCATION

Situated on East Main Street in Blackburn there is excellent access to the property from Junction 4 of the M8.

DESCRIPTION

The property comprises 6 Units, split into Blocks A (Units 1-3) and B (Units 4-6) Units vary in size as follows:

Units	SqM	Sqft
1	100.34	1080
2	41.34	445
3	58.53	630
4	126.53	1362
5	80.83	870
6	57.97	624

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

VIEWING:

To arrange a viewing, or for further information contact Anne Sneddon Tel: 01506 281833
Email: Anne.Sneddon@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

