

TO LET

MODERN INDUSTRIAL / WORKSHOP / OFFICE PREMISES

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



E-Net Park

Introduction

Located in Linlithgow, West Lothian, E-Net Park is a modern, well managed Industrial Estate offering high quality industrial accommodation at competitive prices. The development provides an ideal base for companies looking to serve the Central Scotland and Lothian's business community. With many commercial and industrial units on offer ranging in size from 807 sq ft to 7750 sq ft, we can accommodate companies of all shapes and sizes. We offer flexible lease terms depending on the particular requirements of the tenant.



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

The subjects are entered in the Valuation Roll with a rateable value of £5000 (small units), £9400 (medium units) and £20400 (large units). Under the Small Business Scheme your company may qualify for rates relief and be exempt of Non Domestic Rates.

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

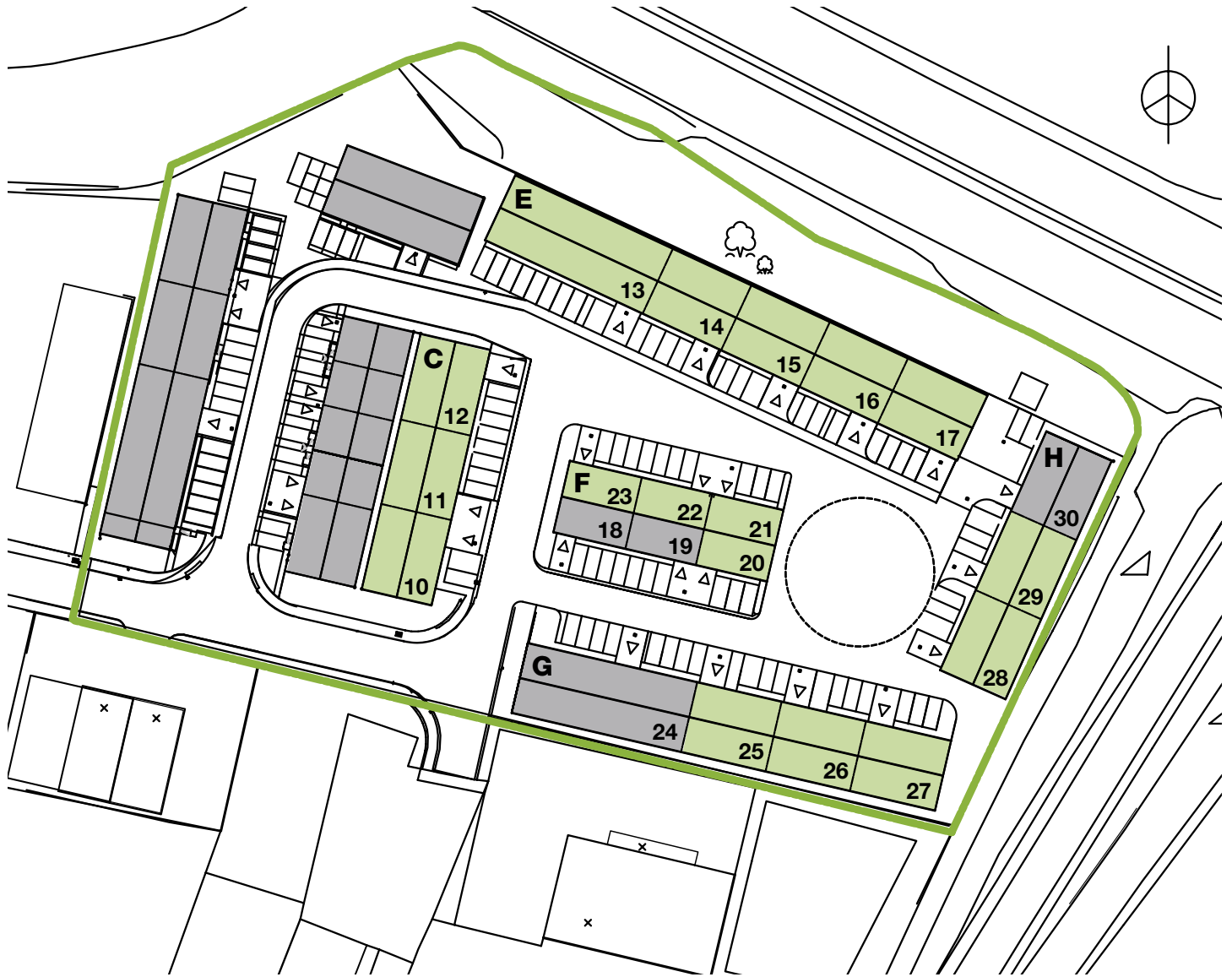
Proposal

The following rental offers are invited for a leasehold interest:

Small Unit	£7000 + VAT	per annum
Medium Unit	£13500 + VAT	per annum
Large Unit	£27000 + VAT	per annum

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





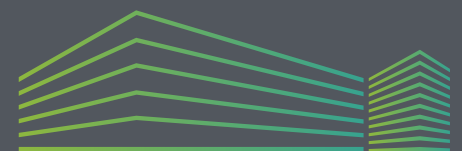
Phase 1	Block	Unit	Size sq m
	C	10	180
	C	11	180
	C	12	180

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

Phase 3	Block	Unit	Size sq m
	H	28	180
	H	29	180
	H	30	180

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

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



E-Net Park



Viewing and Further Information

Strictly by appointment through the following agents:

Susana Garcia

E-net Park

Tel : 0131 629 4450

Email: susana.garcia@e-net.co.uk



E-net Park is owned and operated by:

SRA Ventures

Commercial Property investment

4C New Mart Road

Edinburgh

EH14 1RL

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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. APRIL 2016.

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.

