

# DM HALL

# To Let

## Industrial Warehouse

12 Dunnet Way  
Broxburn  
EH52 5NN

3,687 SQ M  
39,689 SQ FT



# Property Details

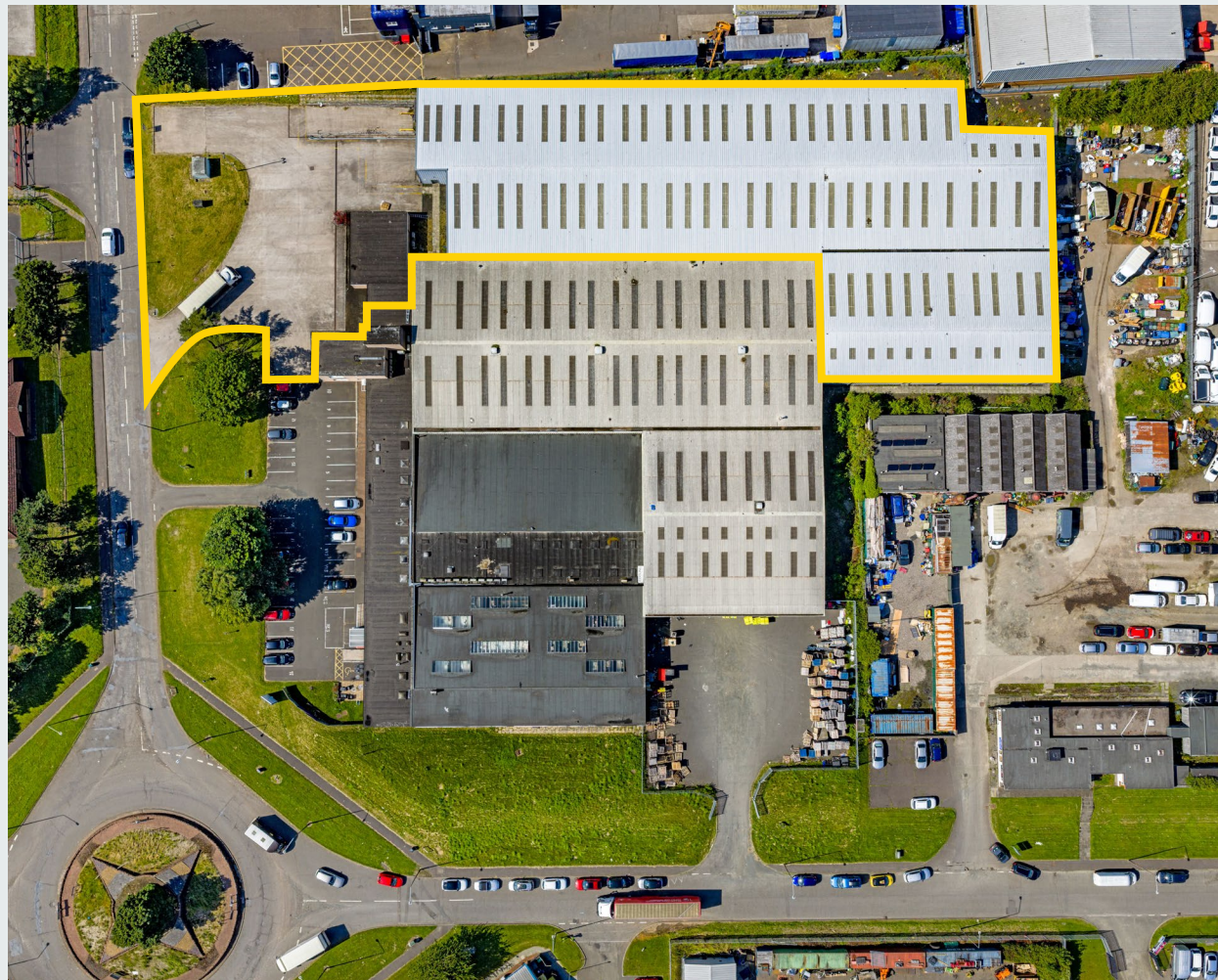
- Prominent position within desirable industrial estate
- Concrete surfaced loading yard and parking area
- Dual electrically operated loading doors, one with dock leveller
- £200,000 (Excl of VAT) per annum

## LOCATION:

12 Dunnet Way is situated within the well-established East Mains Industrial Estate in Broxburn, one of West Lothian's key commercial and logistics hubs. The estate enjoys excellent connectivity, lying just 2 miles from the Newbridge Interchange, which provides direct access to the M8, M9 and M90 motorways and in turn Edinburgh, Glasgow and the wider Scottish Motorway Network

The surrounding area is home to several reputable national and international occupiers including Volvo Truck & Bus, Dalton Metal Recycling, Western Commercial, AM Philip Trucktech Broxburn and Kwik Fit..

The exact location of the subjects is shown on the plans below.



# Property Details

## DESCRIPTION:

The subjects comprise a modern warehouse facility with ancillary office accommodation. The premises benefit from having the following specification:

- Electrically operated drive in loading door
- Electrically operated dock level loading door
- Excellent natural light (approx. 25% translucent panels)
- LED lighting
- Dedicated entrance and concrete surfaced yard
- Ample parking facilities
- Minimum eaves height of 4.24m, rising to 5.53m
- 3 phase power supply

The premises currently benefit from a full pallet racking installation that may be available for tenant use by negotiation.

## ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Gross Internal areas have been calculated:

<u>Accommodation</u>	<u>sq m</u>	<u>sq ft</u>
Warehouse	3,556	38,283
Office	130	1,406
<b>Total</b>	<b>3687</b>	<b>39,689</b>

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The property has a rating of C.



# Property Details

## NON-DOMESTIC RATES:

The subjects will require reassessment upon completion of subdivision works.

## LEASE TERMS:

The subjects are available on a new full repairing and insuring lease for a period to be agreed at a rent of £200,000 (Excl of VAT) per annum.

## LEGAL COSTS:

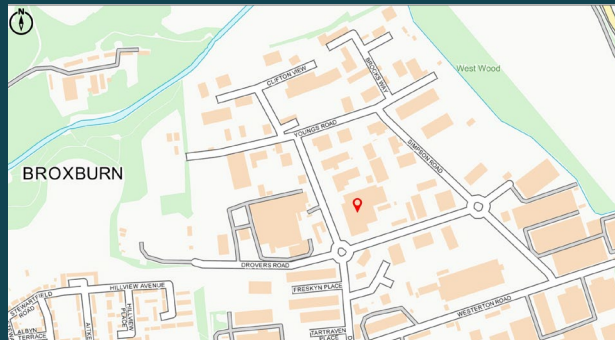
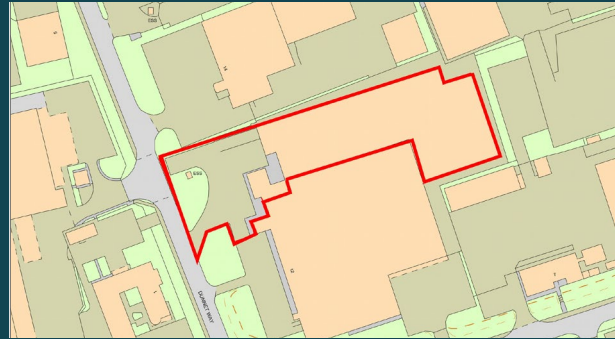
Each party will be responsible for paying their own legal costs incurred in any transaction.

## VAT:

All prices quoted are exclusive of VAT which is chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



## Make an enquiry

Harry Pattullo MSc MRICS

Ian Davidson MSc MRICS

**DM Hall Commercial**  
17 Corstorphine Road  
Murrayburgh House  
Edinburgh, EH12 6DD

0131 624 6130

edinburghagency@dmhall.co.uk



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