

DM HALL

To Let

**Industrial
Warehouse**

**12 Dunnet Way
Broxburn
EH52 5NN**

**3,687 SQ M
39,689 SQ FT**



Property Details

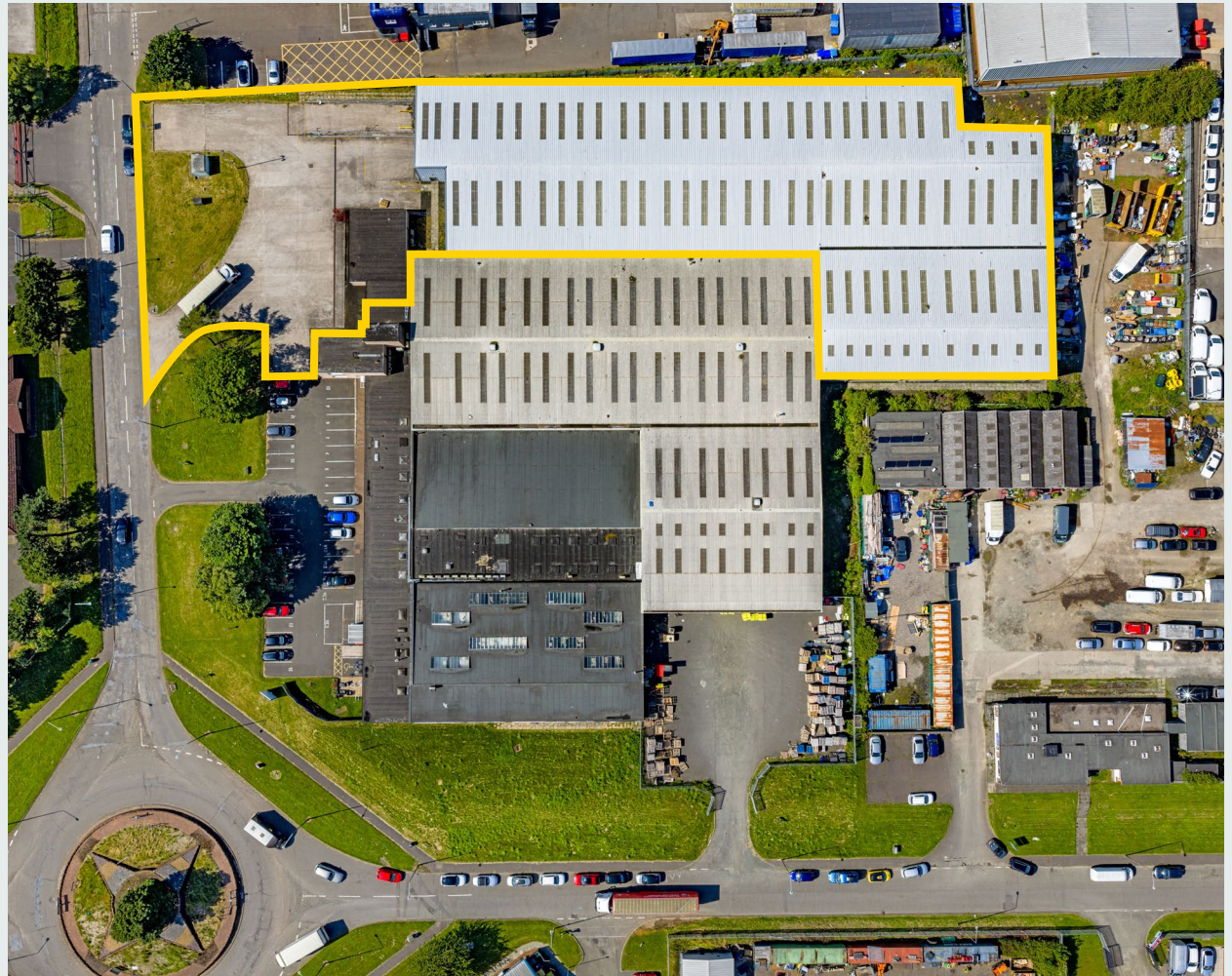
- Prominent position within desirable industrial estate
- Concrete surfaced loading yard and parking area
- Dual electrically operated loading doors, one with dock leveller
- £225,000 plus VAT per annum

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, Capital Cooling, Royal Mail, 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:

Accommodation	sq m	sq ft
Warehouse	3,556	38,283
Office	130	1,406
Total	3687	39,689

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 £225,000 plus VAT per annum.

LEGAL COSTS:

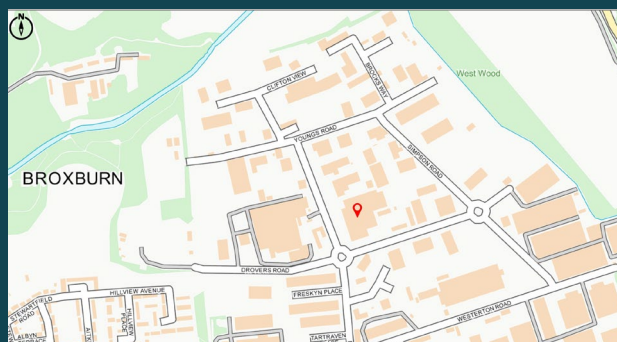
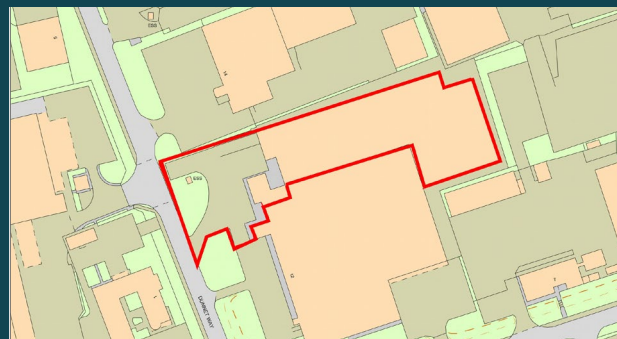
Each party will be responsible for paying their own legal costs incurred in any transaction.

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

Ian Davidson MRICS

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

0131 624 6130

edinburghagency@dmhall.co.uk

DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall 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 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 intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors