

DM HALL

To Let

**Flexible Office
Suites**

Pinnacle House,
Mill Road
Enterprise Park,
Linlithgow,
EH49 7SF



Property Details

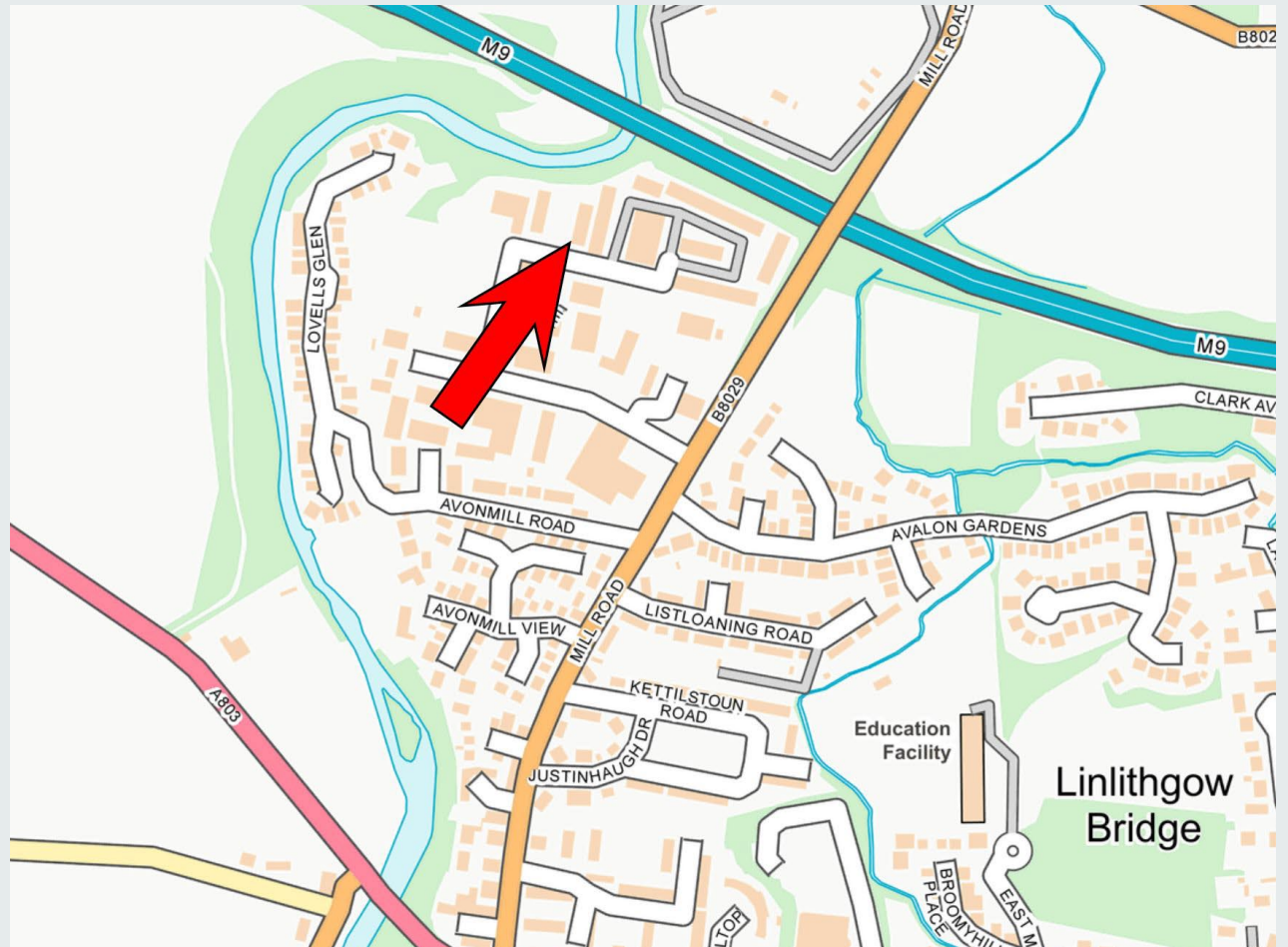
- A range of flexible office suites
- Positioned within easy reach of Linlithgow town centre
- Convenient access to the M9 Motorway
- Suites capable of subdivision to accommodate specific requirements
- All-inclusive rentals
- Easy in, easy out terms
- Designated onsite parking

LOCATION:

The subjects are situated within the heart of Mill Road Enterprise Park which lies on the northwestern outskirts of the West Lothian town of Linlithgow.

The centre occupies a prominent position towards the northern section of Mill Road Enterprise Park, directly off the estate's principal access thoroughfare. Mill Road itself comprises a well-established industrial/business estate which provides a variety of commercial, office and workshop premises for a range of national and local trader businesses.

Occupiers within Pinnacle House include Happy Days Tours Ltd, Hydrosense Ltd and Eternal Elevators.



Property Details

Linlithgow itself comprises a relatively affluent market town within West Lothian lying astride the A803 road route, approximately 18 miles west of Edinburgh and some 10 miles east of Falkirk. The town has become a popular commuter location over recent years given its excellent road and rail communication links. In this regard the M9 lies immediately to the north of the town while Linlithgow Station is situated on the main Edinburgh to Glasgow shuttle road.

DESCRIPTION:

The subjects comprise a detached two storey office building which has been developed into an established business centre providing a series of flexible office suites which benefit from the following features:-

- Air conditioning
- Suspended ceilings incorporating modern lighting
- Gas fired central heating
- Kitchen facilities on both ground and first floors
- Ladies and gents toilet facilities on both floors
- Allocated onsite parking

ACCOMMODATION:

The accommodation is as follows:

SUITE	SIZE (SQ M)	SIZE (SQ FT)	AVAILABILITY
Suite 1 - 5	103.40	1,113	Available
Suite 10 — 12	45.48	490	Available
Suite 21-25	171.09	1,842	Available

While currently configured as above the subjects can be subdivided in order to suit individual occupier requirements.



Property Details

LEASE TERMS:

The subjects are offered on an all-inclusive basis, including service charge, utilities and WIFI.

The incoming tenants will be responsible for any rates liability pertaining to the subjects.

12-month licence agreements provide flexible occupancy which will continue on a rolling 12 monthly basis thereafter until either party serves 3 month notice to quit.

RENTAL:

Rentals from £200 per month excluding VAT for a 2 person suite.

RATEABLE VALUE:

The subjects are entered in the current valuation roll as follows:-

Suite	Rateable Value
Suite 1 — 5	£9,900
Car Spaces Suite 1 — 2	£200
Car Spaces Suite 3 — 5	£500
Suite 10 — 12	£4,450
Car Spaces Suite 10 — 12	£200
Suite 21 — 25	£18,000
Car Spaces Suite 21 — 25	£1,000

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RICS

VAT:

All prices quoted are exclusive of VAT which is chargeable.

VIEWING:

Strictly by appointment through the sole marketing agents.

OFFERS/FURTHER INFORMATION:

All offers should be submitted in strict Scottish legal format to the following office.

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

DATE OF ENTRY:

By agreement.



Make an enquiry

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