

PRIME INDUSTRIAL INVESTMENT PORTFOLIO

WEST LoTHIAN



An exceptional opportunity to acquire a high-performing, fully let industrial investment portfolio comprising two established multi-let industrial estates in West Lothian. Producing a strong and diversified income stream, the portfolio offers investors immediate cash flow together with long-term asset management and rental growth potential.

The portfolio extends to a total of 51,584 sq ft and comprises 23 individual industrial units, all of which are fully occupied. The properties benefit from a diverse occupational base, reducing income risk while providing stable and sustainable returns. Multi-let industrial investments continue to attract significant investor demand due to their resilient performance, low vacancy rates and strong occupational market fundamentals.

Mosshall Industrial Site is a well-established multi-let industrial estate extending to approximately 43,190 sq ft, comprising 15 industrial units together with associated yard space. The estate offers a range of unit sizes suitable for local and regional occupiers and has established itself as a popular business location. The inclusion of external yard areas further enhances the occupational appeal, providing flexibility for storage, vehicle parking and operational requirements.

Schools House Industrial, Addiewell Estate extends to approximately 8,394 sq ft across 8 industrial units. The estate provides modern, flexible accommodation that has proven attractive to a range of local businesses. Fully occupied, the property complements Mosshall Industrial Site by further diversifying the portfolio's income profile.

Investment Summary:

- Fully let industrial investment portfolio
- Two established industrial estates in West Lothian
- Total accommodation extending to approximately 51,584 sq ft
- 23 fully occupied industrial units
- Includes valuable external yard space at Mosshall Industrial Site
- Strong and diversified rental income from multiple occupiers
- Attractive 10% Net Initial Yield

Industrial property remains one of the UK's strongest performing commercial sectors, underpinned by continued demand from manufacturing, trade counter, storage and distribution occupiers. This portfolio represents a rare opportunity to acquire a substantial, income-producing industrial investment offering immediate returns, excellent tenant diversification and the potential to enhance value over the medium to long term.

Further information, including a tenancy schedule, lease details and financial information, is available upon request. Viewings are strictly by appointment through the selling agent.



Schoolhouse Industrial Estate, Addiewell, West Lothian, EH55 8NF



Mosshall Industrial Estate, West Main Street, Blackburn, West Lothian, EH47 7LY

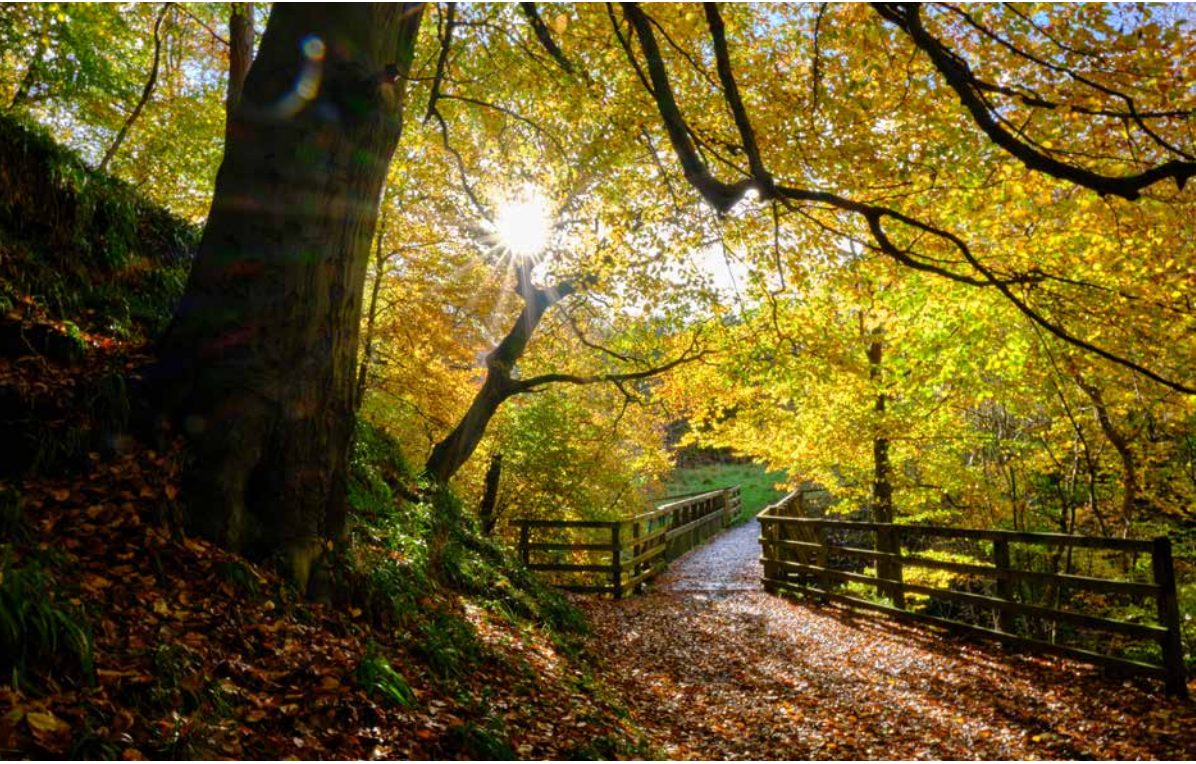


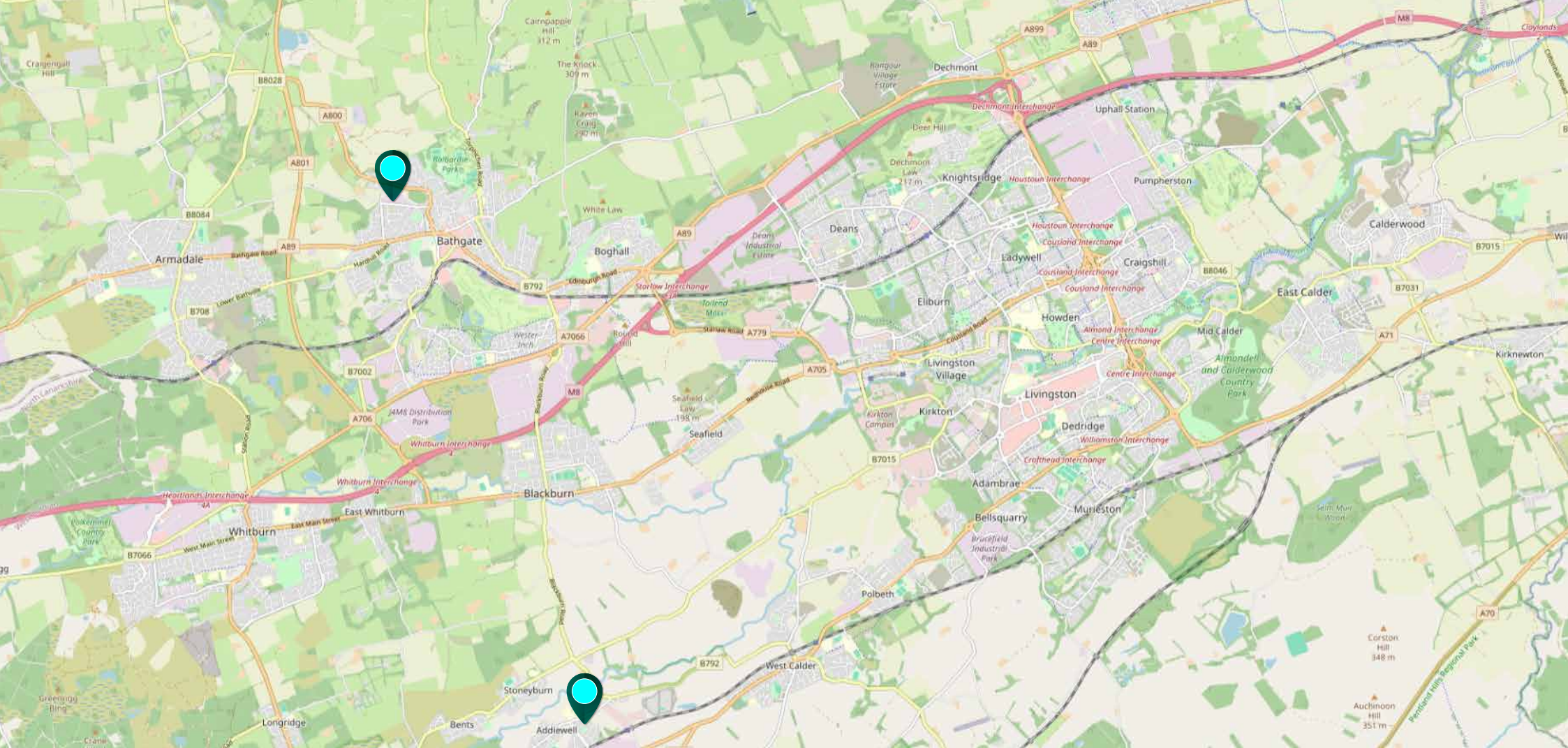
West Lothian is a thriving and well-connected council area in the heart of central Scotland, ideally positioned between Edinburgh and Glasgow. Known for its blend of historic towns, growing communities and attractive countryside, West Lothian offers an appealing balance of urban convenience and rural charm.

The area's principal town, Livingston, serves as a major commercial and retail hub, home to one of Scotland's largest shopping destinations, The Centre, Livingston. Other popular towns include Linlithgow, renowned for the historic Linlithgow Palace, the birthplace of Mary, Queen of Scots, as well as Bathgate, Broxburn and Whitburn, each offering a range of amenities and strong community appeal.

West Lothian benefits from excellent transport links, with direct rail services to both Edinburgh and Glasgow, easy access to the M8 motorway, and proximity to Edinburgh Airport. This strategic location makes it particularly attractive to commuters and businesses alike.

The area is characterised by a diverse housing stock, from traditional stone-built properties and period homes to modern family developments and executive housing. Combined with reputable schools, extensive green space, and ongoing regeneration and business investment, West Lothian continues to be one of Scotland's most desirable and dynamic locations for living and working.





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