



Westerton House, 1A Westerton Road, Broxburn, EH52 5AU

Serviced Office Spaces TO LET

- 24/7 Video Security
- Major Transport Links
- Meeting Rooms
- Wheelchair Accessible
- Parking
- [///doors.caused joystick](http://doors.caused joystick)

Summary

Available Size	86 to 538 sq ft
Rent	£29.16 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Create a thriving workspace at Western House – a contemporary office hub in the heart of Newbridge.

Join a community of like-minded professionals in this well-connected commuter town, home to a vibrant mix of residential, industrial, and retail spaces. Whether you need a focused base while on the move or a permanent home for your business, the centre’s dedicated support team is on hand to ensure everything runs seamlessly.

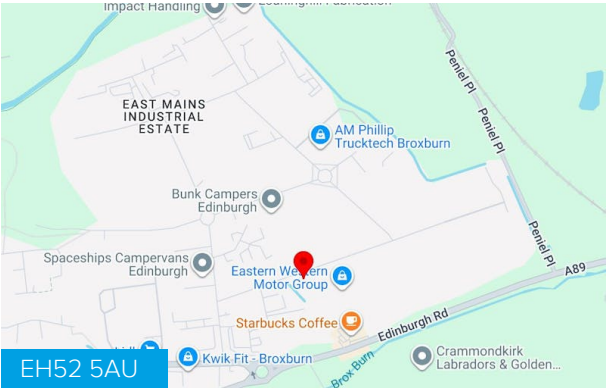
Experience effortless connectivity with high-speed, business-grade WiFi available throughout the building. Collaborate and network with professionals from a strong local business community in stylish coworking areas designed to inspire fresh ideas and meaningful connections.

Location

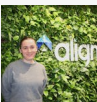
Located on Westerton Road at Mains Industrial Estate, 12 miles from Edinburgh city centre, these offices offer an exceptional location with excellent transport links. Broxburn A899 Dunnet Way bus stop is 0.2 miles from the building, providing easy access across local and regional routes. Uphall train station is 3.3 miles away, offering fast connections in and across the city.

Just 2.2 miles from the M9, this site offers seamless connectivity to the M8 and M74. This strategic link offers excellent access to major cities such as Glasgow, Newcastle and Manchester.

Additionally, Edinburgh Airport is 4.7 miles east from the building, offering convenient access to both domestic and international flights.



Viewing & Further Information



Amber Crampton
01609 797 330

amber.crampton@alignpropertypartners.co.uk

View Properties Here
www.alignpropertypartners.co.uk

