

TO LET

INDUSTRIAL PREMISES

Located in Whitehill Industrial Estate, Bathgate

Offers over £20,000 per annum

Efficient transport links across the central belt

Rarely available leasehold opportunity in Bathgate

Premises extend to 232 sqm (2,500 sqft)

Suitable for a variety of uses subject to consent

Versatile space easily accessible from the M8



WHAT 3 WORDS



UNIT 2 WHITEHILL INDUSTRIAL ESTATE, BATHGATE, EH48 2EP

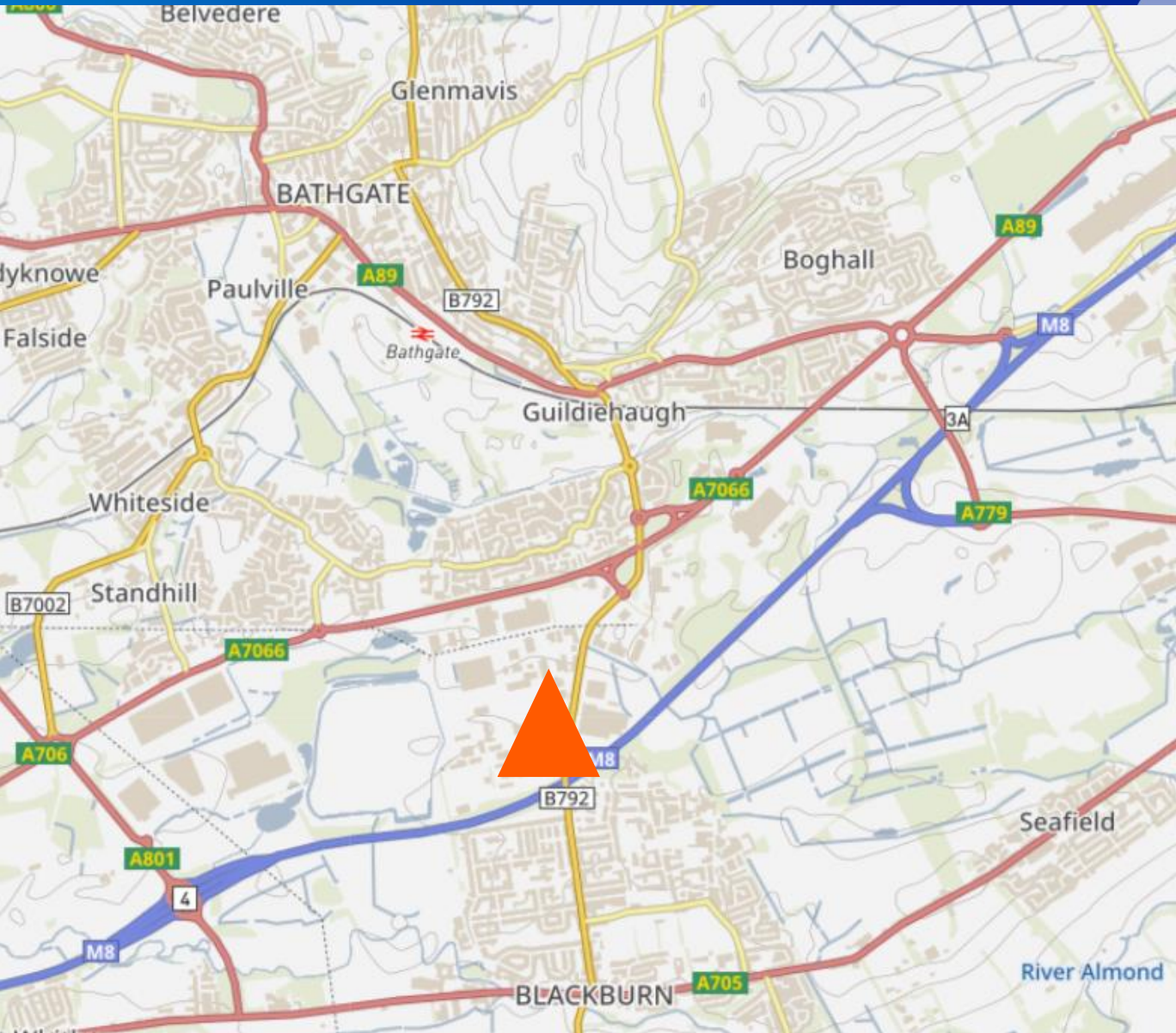
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Location

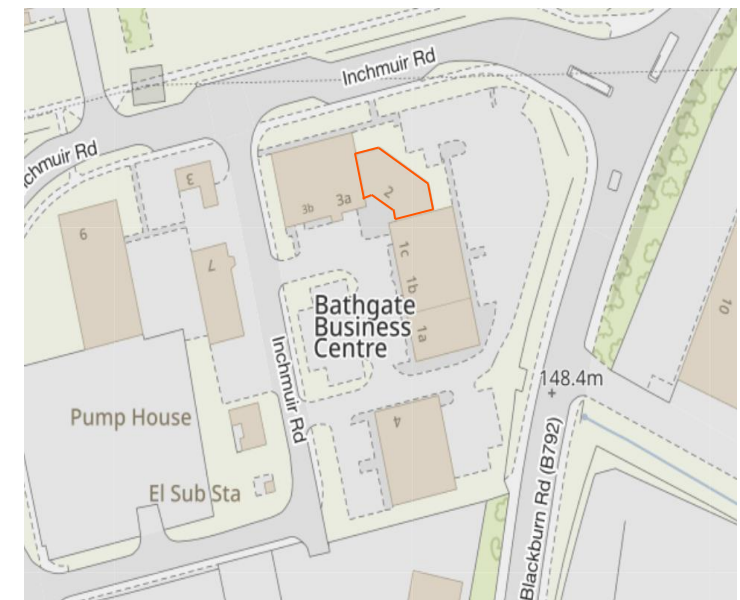
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Location

Whitehill Industrial Estate is a well-established industrial estate located between the West Lothian towns of Bathgate & Blackburn, situated approximately 20 miles to the west of Edinburgh. The property is well connected across the central belt via the M8 Motorway. Additionally, the property is only a 5-minute drive from Bathgate town centre.

More specifically, the property is positioned at the entrance to Whitehill Industrial Estate and benefits from visibility from Blackburn Road. Nearby occupiers include SLS Engineering Supplies, Royal Mail Sorting Office, LTI Group, DAF Trucks and The Creamery Garage.



Industrial premises within
Bathgate



FIND ON GOOGLE MAPS



Description

UNIT 2 WHITEHILL INDUSTRIAL ESTATE, BATHGATE, EH48 2EP



Description

The subjects comprise an extensive ground floor office premises which is situated in a terraced purpose built block.

Internally the property boasts a large open plan office, glass entrance vestibule, separate meeting rooms, kitchen/tea prep and WC facilities.

The open plan office could be further partitioned if required to suit tenant requirements. With windows on both elevations, the property offers a new tenant a bright working environment which is very accessible from the M8 Motorway.

Accommodation

Description	M ²	ft ²
Ground Floor	232.00	2,500
TOTAL	232.00	2,500

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £20,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £19,200 which results in net annual payable rates of approximately £9,561.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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