

TO LET

INDUSTRIAL PREMISES

Located in Polbeth Industrial Estate,
West Calder

Offers over £14,000 per annum

Efficient transport links across the
central belt

Rarely available leasehold
opportunity in West Calder

Premises extend to 138.65 sqm
(1,492 sqft)

Suitable for a variety of uses subject
to consent

Vehicular access via Roller Shutter



WHAT 3 WORDS



UNIT 3 POLBETH INDUSTRIAL ESTATE, WEST CALDER, EH55 8TJ

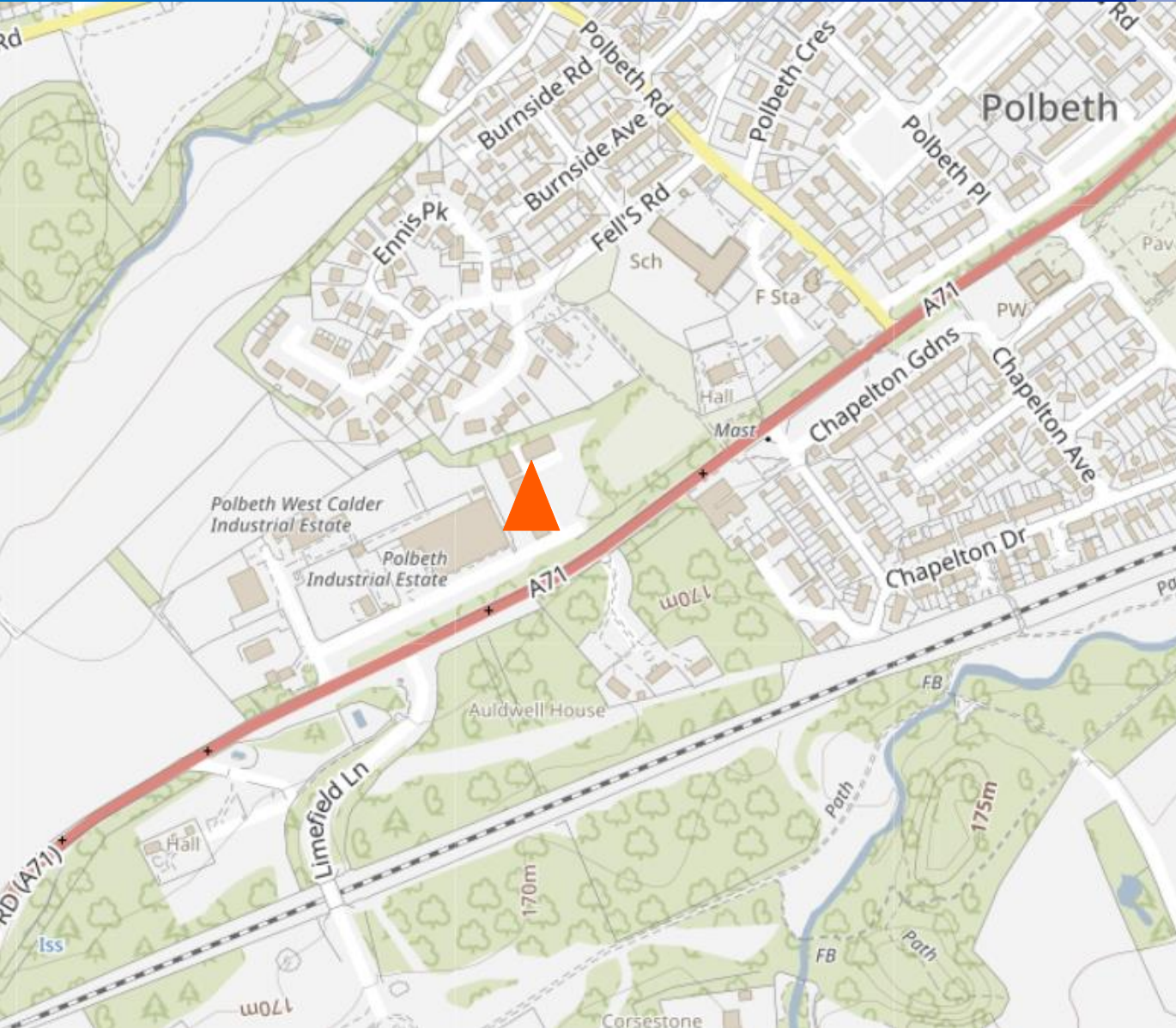
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Location

UNIT 3 POLBETH INDUSTRIAL ESTATE, WEST CALDER, EH55 8TJ



Location

Polbeth is situated approximately 1.5 miles to the south west of Livingston. The property benefits from being in close proximity to West Calder train station offering transport links to Edinburgh and Glasgow.

The subjects are located within the Polbeth Industrial Estate, a well-established industrial location, situated on the western outskirts of the village, Polbeth. The industrial estate is situated just off the A71 and approximately 1 mile to the east of West Calder and approximately 3 miles to the southwest of Livingston..

Neighbouring occupiers in close proximity include, Naysmith Ltd, The Stick & Cane Shop, Grantson Services Ltd, & CM Gates & Barriers.



**Industrial premises within
West Calder**



FIND ON GOOGLE MAPS



Description

UNIT 3 POLBETH INDUSTRIAL ESTATE, WEST CALDER, EH55 8TJ



Description

The subjects comprise an industrial unit of steel portal frame construction with a pitched roof that has translucent light panels. There is a roller shutter door which provides vehicular access & pedestrians can access the premises via a separate entrance point.

Internally, the accommodation comprises an open plan industrial space with wc facilities to the rear. The translucent panels encourage the premises to be flooded with natural day light. This is a rarely available leasehold opportunity in West Calder.

Accommodation

Description	m ²	ft ²
Ground Floor	138.65	1,492
TOTAL	138.65	1,492

The above floor areas have been calculated on a Gross 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 £14,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £24,700 which results in net annual payable rates of approximately £12,300.

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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