

SUITABLE FOR A VARIETY OF BUSINESS USES; OFFICE (CLASS 4),
INDUSTRIAL (CLASS 6) , LEISURE (CLASS 11).



4 Gardners Lane,
Bathgate, EH48 1TP

- Units sizes ranging from 3,000 to 20,000 sq ft
- Dedicated yard/parking offered
- Ample free parking in the immediate vicinity
- Prominently situated in close proximity to Bathgate town centre
- Located in the heart of the Central Belt between Glasgow and Edinburgh
- Suitable for a variety of uses (STP)



LOCATION

Bathgate is excellently located in Scotland's Central Belt, within the M8 Corridor between the cities of Edinburgh (22 miles) and Glasgow (29 miles). It is also only 6 miles north of Livingston. The town has excellent communication links with the regions motorway network being approximately 1 mile south at Junction 3A of the M8 Motorway. Bathgate also benefits from a train station, which offers regular national services.

More specifically, the subjects are situated on the north side of Glasgow Road (A89) at its junction with Millburn Road, in close proximity to Bathgate town centre. The subjects benefit from a highly visible roadside location, as well as ample parking within the immediate vicinity. The units are located in a mixed use area with surrounding uses including retail, residential and industrial.

Surrounding occupiers include; B&M Homestore, Aldi, Lidl and McDonalds.

Connectivity	Miles
Bathgate Train Station	0.6
Lidl	0.3
Aldi	0.1
McDonalds	0.3
M8	3
Livingston	6
Edinburgh	22
Glasgow	29

DESCRIPTION

The property currently comprises an industrial and office complex. However, our client has planning permission to convert the office accommodation into a residential scheme and refurbish the industrial space to offer a range of recently refurbished industrial/business accommodation.

Our client is happy to consider all business uses (industrial/retail/leisure) and can work with any ingoing occupier to provide a bespoke premises.

ACCOMMODATION

Multiple unit sizes ranging from 3,000 - 20,000 Sq Ft

Total: 20,000 Sq Ft

RENT

Rent on application.

VAT

VAT will be payable on the rent, insurance and service charge.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings, Transactions Tax and registration dues incurred in this transaction.

RATEABLE VALUES

To be reassessed on entry.

EPC

The Energy Performance Certificates (EPC) are available on request.

To arrange a viewing please contact:



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IMPORTANT NOTICE

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6. Date of Publication: January 2024

