



TO LET - INDUSTRIAL

8 WHITESIDE INDUSTRIAL ESTATE BATHGATE WEST LOTHIAN EH48 2RX

- Recently refurbished industrial/workshop/storage unit
- Suitable for a variety uses vehicle related trade may be considered
- Popular and well-established trading estate with excellent transport links
- GIA of 131.76sqm (1,418sqft)
- Offers over £10,500 per annum plus VAT

LOCATION

Whiteside Industrial Estate is located in the popular commuting town of Bathgate in West Lothian which has a resident population in the order of 21,000. Bathgate is ideally located and accessed just off the M8 motorway approximately 5 miles west of Livingston. Bathgate is situated approximately equal distance from both Edinburgh and Glasgow. The M9 motorway is located a short distance to the north providing excellent commuting links to the north whilst the M74 can be accessed from the M8 at the Coatbridge junction.

More specifically, Whiteside Industrial Estate is located to the south of Bathgate town centre with access gained from Whitburn Road leading onto Whiteside Cottages. The estate is easily accessible and is just minutes' drive from Junction 4 of the M8.

DESCRIPTION

The development comprises a series of industrial units, with construction recently completed, with a full repurposing of a former factory premises. Each unit benefits from the following:

- W/C accommodation
- Electrically operated roller shutter
- Full internal and external refurbishment
- Translucent roof panels
- Solid load bearing concrete floor

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site, we have calculated the Gross Internal Area of the subjects to be in the order of:

131.76sqm (1,418sqft)

RENT

Our clients are seeking offers over £10,500 per annum plus VAT on a Full Repairing and Insuring lease for a negotiable period.

RATES

Due to the property recently under-going construction and refurbishment, the premises will require to be re-assed upon entry of any new tenant.

VAT

The prices quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING:

Strictly by appointment through the sole letting agents.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

REFERENCE:

ESA2944

DATE OF PUBLICATION:

August 2023

CONTACT:

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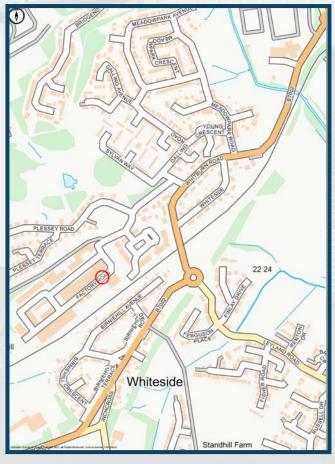
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