

# Ryden

## TO LET

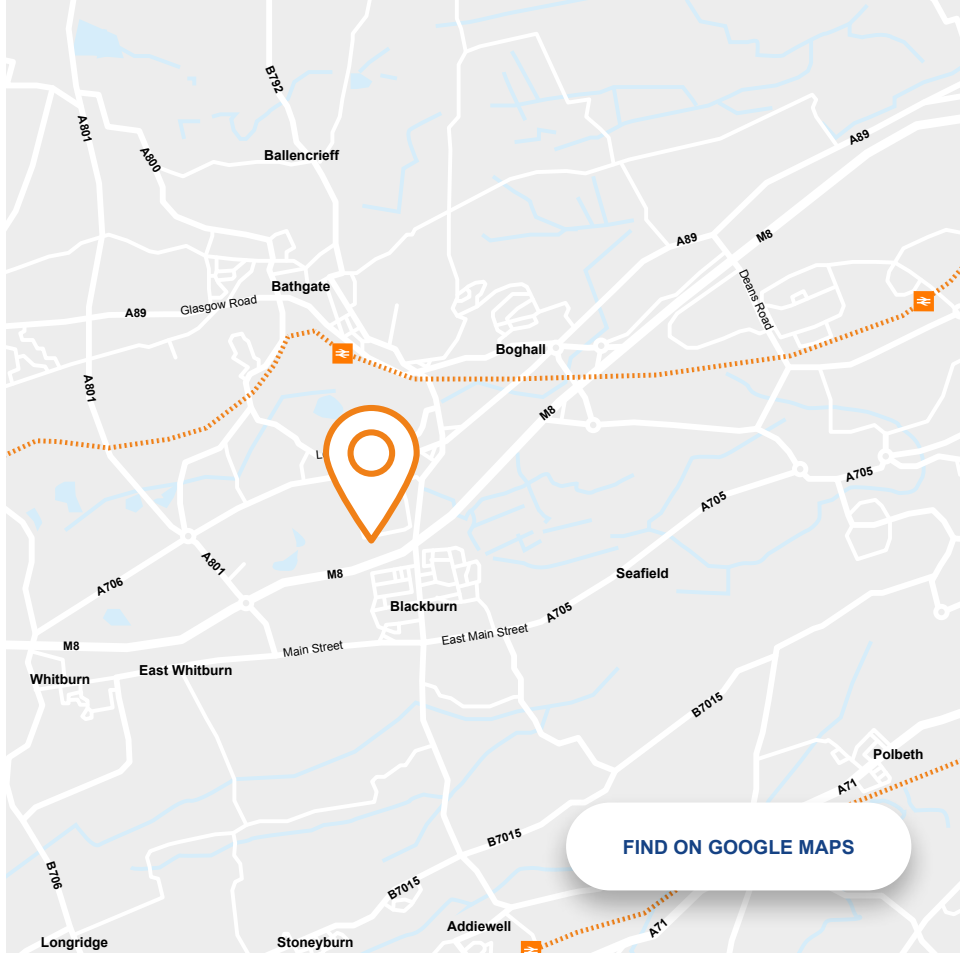
**INDUSTRIAL /  
WORKSHOP PREMISES**  
218 SQ M (2,349 SQ FT)



**2C POTTISHAW  
PLACE  
WHITEHILL  
INDUSTRIAL ESTATE  
BATHGATE  
EH48 2EN**

**AVAILABLE IMMEDIATELY**  
**RECENTLY REFURBISHED**  
**POTENTIAL FOR  
RATES RELIEF**  
**FLEXIBLE LEASE  
TERMS AVAILABLE**

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FIND ON GOOGLE MAPS



**THE PREMISES  
ARE SITUATED  
WITHIN WHITEHILL  
INDUSTRIAL  
ESTATE WHICH IS  
LOCATED SOUTH  
OF BATHGATE  
TOWN CENTRE**

## LOCATION

Bathgate is situated approximately 16 miles west of Edinburgh and 27 miles east of Glasgow. The premises are situated within Whitehill Industrial Estate which is located south of Bathgate town centre and within close proximity to both Junctions 3A and 4 of the M8 motorway. More precisely the premises are situated on the north end of Pottishaw Place which is located adjacent to Inchmuir Road. The industrial estate is well established with other occupiers to include Royal Mail and West Lothian Council.

## DESCRIPTION

The premises comprise a mid terrace, single storey industrial / workshop premises of steel portal frame construction with a profile clad sheeting finish under a mono-pitched roof. The offices are brick finish under a flat felt roof.

Internally the premises are arranged to provide an open plan warehouse with additional office space. The lighting is provided via LED strip lights, supplemented by a high level of translucent roof panels.

Furthermore the property benefits from an automatic roller shutter door, male and female toilet facilities and office content. Heating is provided by gas blower heaters in the warehouse and electric wall mount heaters in the office.

Externally the unit benefits from use of the common yard and ample car parking. The yard area is securely fenced via palisade fencing.

## ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the approximate gross internal areas to be 218 sq m (2,349 sq ft).

## RATEABLE VALUE

According to the Local Assessors the property has a rateable value of £13,700 resulting in rates payable of £6,823.

Any new Tenant may benefit from Small Business Rates Relief. Further enquiries should be made to West Lothian Council

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon.

## TERMS

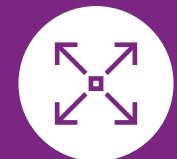
The premises are available on a new full repairing and insuring basis for a term to be agreed at a rent of £19,500 per annum.

## VAT

All rents, service charge and monies due will be exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

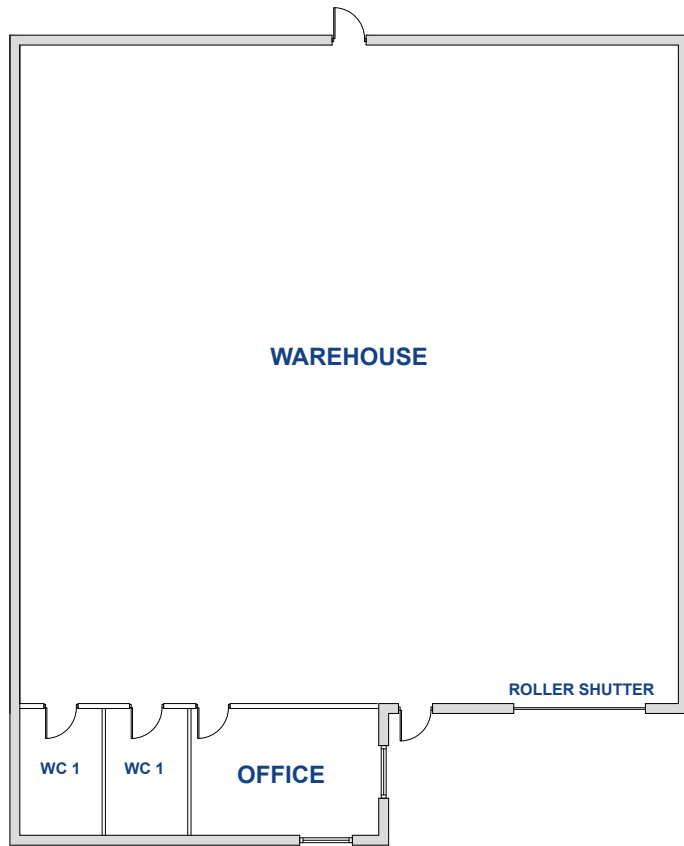
Available upon request.





**THE PREMISES  
ARE ARRANGED  
TO PROVIDE  
AN OPEN PLAN  
WORKSHOP  
SPACE**





# GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents.

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# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of the property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **September 2023**



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