

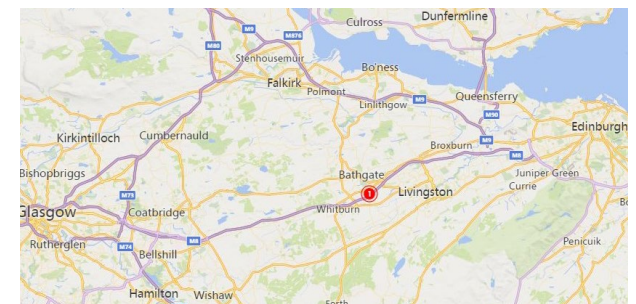
TO LET

10,570 SQ FT INDUSTRIAL UNIT WITH LARGE YARD



14B Blackburn Road, Bathgate, West Lothian, EH48 2EY

- Industrial accommodation extending to 10,570 sq ft.
- Currently undergoing a significant refurbishment
- Adjacent to M8 motorway
- Price on application





## LOCATION

The subjects comprise a substantial industrial facility, within the strategically located Whitehill Industrial Estate, Bathgate, which lies adjacent to the M8 motorway linking Edinburgh to Glasgow. The estate accommodates an array of national operators, including; Liebherr, Royal Mail and Genius Foods. The subjects are centrally positioned within Whitehill Industrial Estate and are accessible via Blackburn Road, which is the arterial route through the estate.

## DESCRIPTION

The subjects form a semi-detached industrial unit of brick-built construction, held under a pitched and recently over-clad roof covering. The subjects provide significant open plan industrial accommodation, suitable for a variety of industrial uses.

The property is currently undergoing refurbishment, which upon completion will feature; modern roller shutter door



access, ceiling upgrade, installation of additional industrial lighting, upgraded toilet facilities, internal decorations, external security lighting, a new security alarm system and upgrades will be made to the yard space.

The property benefits from heavy-goods vehicle access, incorporating an overhead canopy and a large self-contained yard area.

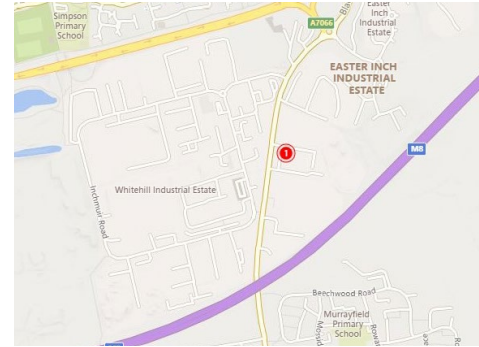
## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following gross internal area:

Total: 10, 570 Sq Ft

## VAT

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



## TENURE

Our client is seeking a long term lease on a FRI basis.

## RENT

On application

## 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

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £15,600.

## EPC

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

To arrange a viewing please contact:



**Murdo McAndrew**  
Chartered Surveyor  
murdo.mcandrew@g-s.co.uk  
0131 240 5311



**Ross Chinnery**  
Associate  
ross.chinnery@g-s.co.uk  
07584 061146

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2024