

EASTER INCH PARK

BATHGATE | WEST LOTHIAN | EH48 2FG

TO LET

- Size: 787 sq m (8,476 sq ft)
- Entry: Available Q3 2022
- Other occupiers include: Central Fleet, Stone Hardie, Sciprint, Dingbro, Centaur Services and City Electrical Factors.

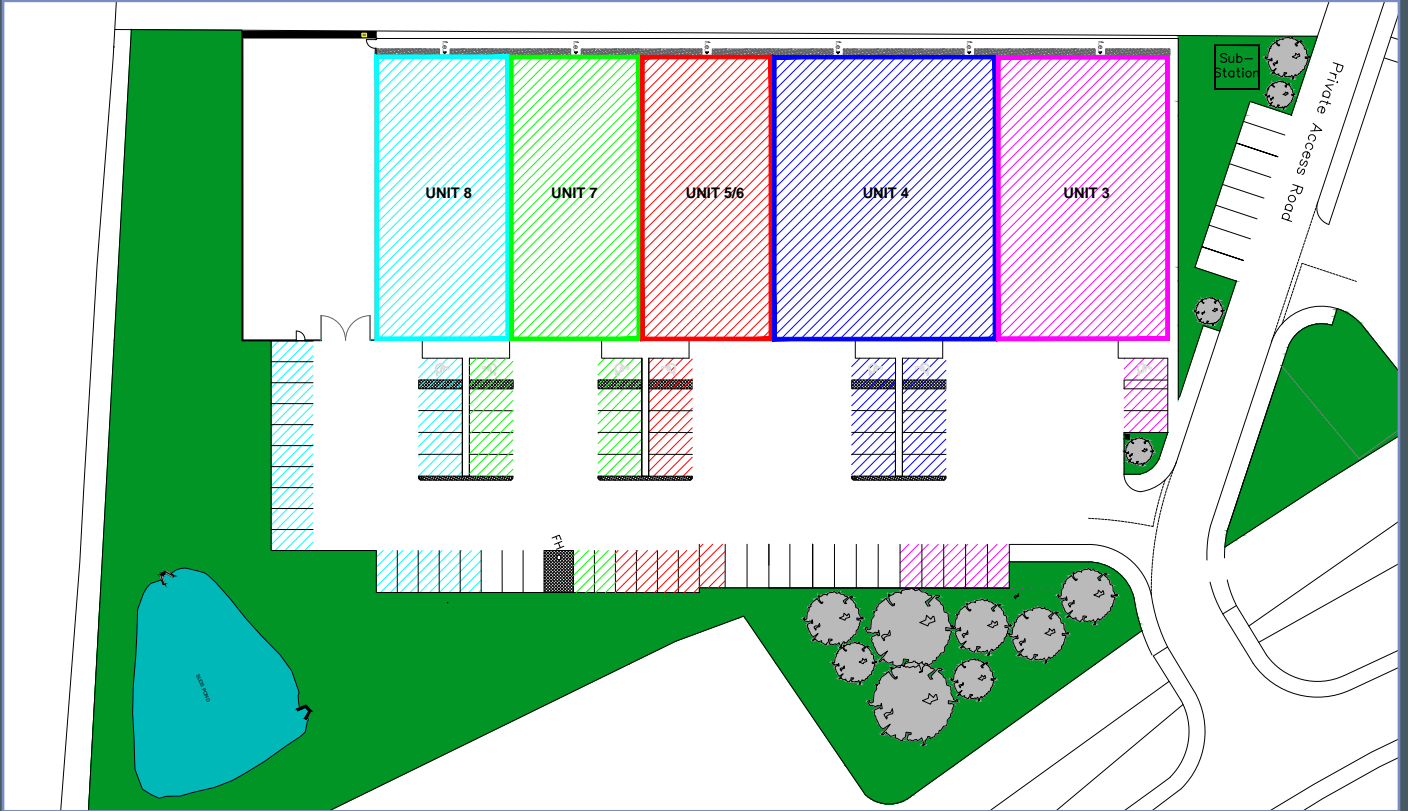


MODERN INDUSTRIAL / TRADE UNIT

Unit 4 Easter Inch Park, Bathgate, West Lothian EH48 2FG

787 sq m (8,476 sq ft)

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Indicative Internal Photo of Unit 3 (5,000 sq ft)



Indicative Internal Photo of Units 4-5 pre sub-division (15,000 sq ft)

Location

Easter Inch Park is located within West Lothian and sits between Bathgate town centre and the M8 (Edinburgh-Glasgow) motorway. The estate is very well located in terms of transport links and is in close proximity to both Junctions 3A and 4 of the M8.

The estate is ideally situated to serve West Lothian and both Edinburgh and Glasgow city centres are approximately 30 minutes' drive away.

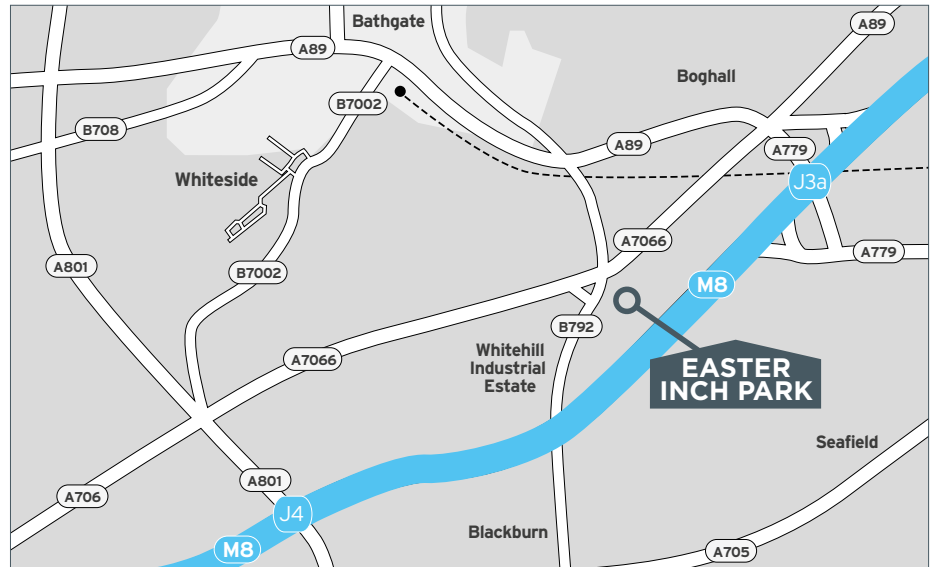
Description

Unit 4 is a modern mid terrace industrial unit extending to 787 sq m (8,476 sq ft) with ample yard and car parking facilities. The property is of steel frame construction with insulated cladding under a pitched roof with translucent roof panels.

Internally the property offers open industrial accommodation which benefits from a minimum eaves height of 6m along with a modern specification as follows:

- Fully insulated steel cladding
- Minimum eaves height – 6m
- Glazed pedestrian access door
- 2 x roller shutter doors for vehicular access
- Concrete yard and loading to front with dedicated parking
- Potential to fit out to tenant requirements

At the front of the unit are dedicated car parking spaces and ample room for manoeuvring heavy goods vehicles.



Accommodation

We estimate the gross internal area of the unit to be 787 sq m (8,476 sq ft).

Terms

The property is available to lease and on terms to be agreed. Please call the marketing agents below for further information on rent and required lease term.

Energy Performance Certificate

A copy of the EPC is available on request.

Rateable Value

We understand that the property is currently assessed for rating purposes as follows:

RV: £47,700 with rates payable of £23,406 per annum.

Anti Money Laundering

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.

Insurance Premium and Service Charge

For information on the appropriate insurance premium and service charge for the estate please contact us.

Further Information

For further information please contact the joint letting agents:

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