

Inchwood Park

Starlaw Road, Junction 3A M8
Bathgate, West Lothian EH48 2FY

TO LET

Unit 9: 2,403 SQ FT

Unit 19: 4,442 SQ FT

Unit 20: 2,961 SQ FT

Modern Multi-Let Industrial/ Trade Estate

- Close to Junction 3A of the M8 motorway
- Generous service yards and parking
- Positioned in prominent location
- Minimum 6m eaves height



Unit 19/20

Undergoing
subdivision

EXISTING OCCUPIERS INCLUDE



www.inchwoodpark.co.uk

LOCATION

Inchwood Park is strategically located at the centre of Scotland's commercial heartland, within close proximity to Junction 3A of the M8 motorway. Its excellent accessibility to Scotland's road network makes it ideally placed to serve central Scotland, with the major cities of Edinburgh and Glasgow only 21 and 28 miles away respectively. The Queensferry Crossing is also within 15 minutes' drive.

Inchwood Park is situated a short drive away to the south-east of Bathgate town centre and Livingston town centre is approximately 7 miles away. Both offer a range of amenities.



DISTANCE

Other key destinations lying within a short drive time include:

Bathgate Rail Station	1.5 miles
Bathgate Town Centre	2 miles
Livingston Town Centre	7 miles
Edinburgh International Airport	10 miles
Eurocentral Rail Freight Terminal	12 miles
Rosyth Ferry Port	12.5 miles
Glasgow International Airport	30 miles

Unit
19/20



DESCRIPTION

Inchwood Park is a modern, multi-let industrial estate, constructed over 3 phases, comprising 5 separate terraces and providing up to 19 individual units. Each terrace has been configured with flexibility in mind; thus allowing single occupancy or subdivision into smaller units.

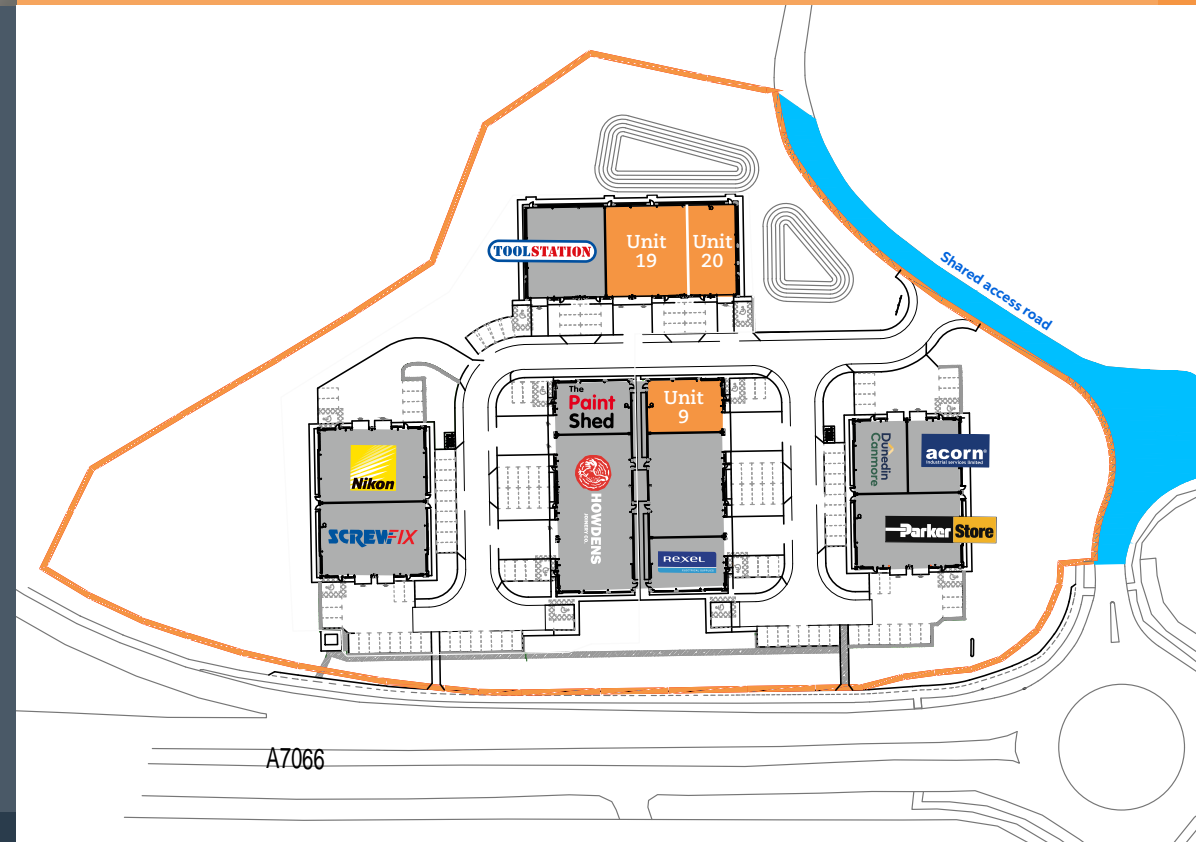
The accommodation has been designed to meet the needs of modern industrial occupiers and the attractive specification includes:

- Walls constructed of high-quality micro rib composite insulated cladding, incorporating glazed curtain walling
- Attractive vaulted roof design incorporating approximately 10% translucent high panels
- Power floated concrete floors
- Minimum 6m eaves height to underside of haunch
- Electrically operated insulated sectional doors
- DDA compliant
- EV charging points provided on site
- 3 phase power supply and connectivity to mains gas, water and drainage
- Generous service yards and car parking areas
- High quality landscaped environment

FLOOR AREAS

Unit 19/20 has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) at 7,403 sq ft (688 sq m). Following sub-division, the following areas are anticipated:

UNIT	SQ FT	SQ M	RATEABLE VALUE
9	2,403	223	£14,000
19	4,442	413	TBC
20	2,961	275	TBC





Unit 9



INCHWOOD PARK

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RIBSTON

www.ribston.com

LEASE TERMS

Units are available on a Full Repairing and Insuring basis for a term to be agreed.

SERVICE CHARGE

A service charge for the common maintenance and management of the estate applies to each unit.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the tenant being responsible for any registration dues or LBTT.

EPC

EPC certificates are available on request.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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