



TO LET - INDUSTRIAL PREMISES

BIRNIEHILL,
BATHGATE,
WEST LOTHIAN,
EH48 2HJ

- High Bay Warehouse/ Manufacturing with craneage
- Excellent motorway links (Junction 4 M8)
- £110,000 per annum
- Available immediately

LOCATION

Bathgate is ideally situated to serve central Scotland with the major cities of Edinburgh and Glasgow only 21 and 28 miles away respectively, with great transport links because of its proximity to the M8 motorway.

The unit itself is located on the South Western fringes of the Town, accessible from both the A7066 and B7002 roadways which in turn are accessed from Junction 4 of the M8 motorway. Bathgate town centre is within a couple of minutes' drive and Livingston centre is approximately 7 miles away.

The approximate location of the property is shown on the map below.

DESCRIPTION

The property is centrally positioned within the former "Oil States" facility fronting onto Whitburn Road. In its current configuration, the property comprises a 2 bay warehouse, with generous circulation space within a common yard.

The walls and roofs comprise profile metal sheeting and incorporates Perspex rooflights.

The subjects are accessed by roller shutter vehicle entrance doors in the Northwestmost elevation the pedestrian access being provided to the rear.

This part of the property benefits from a ten metre eaves height, with the vehicle access doors have a 7.90 metre clearance.

Internally this part of the property has a concrete floor. There is at present craneage within the unit, details of which can be provided.

Our clients will consider refurbishment subject to contract and covenant.

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 net internal area of the subjects to be in the order of:

1606 sq m (17,284 sq ft).

RENT

Our clients are seeking rentals in the order of £110,000 per annum plus VAT.

RATES

The property is currently in the Valuation Roll as part of a unum quid, and on occupation, will be reassessed for Non-Domestic Rates purposes.

VAT

VAT is payable on all transactions.

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:

ESA

DATE OF PUBLICATION:

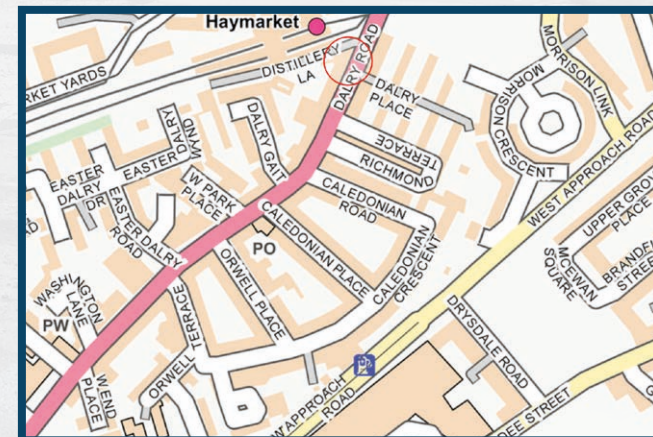
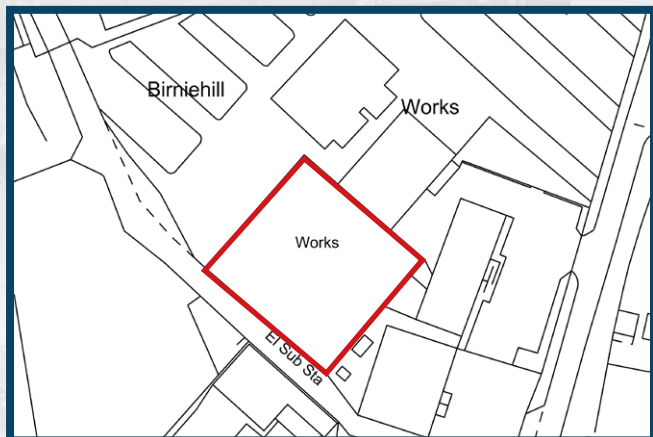
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