

**Unit 9 Inchmuir Road
Whitehill Industrial Estate
Bathgate
EH48 2EP**

**Modern office/ Industrial premises with large secure yard
Would suit trade counter, plant hire or vehicle hire business
(subject to planning)**



CLOSING DATE THURSDAY 28TH MARCH 2024

LOCATION

Bathgate is situated centrally within West Lothian, and has a population of around 22,000 people.

It has access to the M8 motorway via Junctions 3a and 4, which connect it with Glasgow (27 miles), Edinburgh (20 miles) and also the rest of the Scottish motorway network.

Glasgow and Edinburgh Airports are within one hour's drive of the town. Regular half hourly rail services connect the town with Edinburgh and Glasgow mainline stations as well as other towns on the Edinburgh to Helensburgh line.

DESCRIPTION

The property comprises of a standalone single storey modern office/ industrial building and benefits from a large fully surfaced and secure yard to the area.

It is equipped with CCTV, intruder and fire alarm systems and emergency lighting. All office areas are heated by a gas fired central heating system through water filled radiators. Other areas are heated by a gas fired warm air ducted system.

Access to the property is from Inchmuir Road. This can be through the vehicle gates located at the rear of the property leading to the secure yard, or pedestrian access at the front door leading directly to the office area.

USE/ PLANNING

The property is located within Whitehill Industrial Estate which is allocated in the Local Development Plan for employment purposes. Uses falling within classes 4, 5 and 6 will generally be acceptable. However, due to its size, layout and yard, it maybe suitable for a range of uses including trade counter, plant and/or vehicle hire, subject to any planning consent which may be required.

For further detailed advice prospective tenants are advised to contact the Council's Development Management Section on Tel. (01506) 280000 for advice.

AREAS

Industrial/ Storage Area - 327.3m²

Office Area - 324.9m²

GIFA - 652.2m²

SECURE YARD

The property benefits from a fully surfaced secure yard to the rear of the building. This area is fully secured by steel palisade fencing incorporation vehicular access. The yard extends to 2618 sq.m. (0.65 acre)

ENERGY PERFORMANCE CERTIFICATE (EPC)

The unit previously has an Energy Performance Certificate rating of E. A copy of this certificate is available on request.

RATEABLE VALUE

The current Rateable Value for the property is £48,400

The Scottish rate poundage for properties with a rateable value of less than £55,000 is currently 49.8p in the £.

For further information please refer to www.westlothian.com/businessrates

SERVICES

The property is fully serviced and benefits from 3 phase mains electricity together with mains water, sewerage and gas. The sufficiency of the service is not guaranteed as this will depend on the proposed use for the property.

VIEWING/ENQUIRIES

All Planning and Building Control Enquiries: 01506 280000

All Viewing and General Enquiries (Property Services): Niamh.Walker@westlothian.gov.uk

Tel: 07798572366

ENTRY

Entry with vacant possession will be granted on conclusion of legal formalities.

RENTAL

Rent offers in excess of £37,000 (ex VAT) per annum are invited.

LEASE TERMS

1. Offers to lease the property are invited. The minimum acceptable lease term is five years. However, the council is prepared to consider longer lease terms to suit individual circumstances.
2. The Lease will be on a full repairing and insuring basis. The tenant will accept the property in its present condition and shall be responsible for all repairs to and maintenance of the premises for the duration of the lease. A photographic schedule of condition shall be attached to the lease documentation which will require to be agreed between the parties in advance of concluding the lease agreement.
3. The rent will be payable quarterly in advance on the Scottish Quarter Days of 28 February, 28 May, 28 August and 28 November by Direct Debit only.
4. A returnable deposit equivalent to one quarter's rent shall be payable by the tenant prior to the date of entry. This deposit will be held for the duration of the lease.
5. Rent reviews will be at 3 yearly intervals.
6. The Council will insure the building for reinstatement. The associated annual premium will be recovered from the tenant.
7. The tenant shall be responsible for obtaining their own, contents and liabilities insurances and provide evidence of these to the Council if requested upon demand.
8. The tenant will pay all local rates and statutory taxes and liabilities attributable to this property for the duration of the lease.
9. The tenant will be responsible for obtaining any statutory consents and for complying with any regulations relative to their proposed use of the premises.
10. Each party shall meet their own legal costs in preparing the lease. The tenant shall pay any stamp duty or lease registration fees.

SUBMITTING AN OFFER

Closing Date – Noon 28th March 2024, to submit an offer the following procedure will apply;

- All offers must be submitted in an A4 envelope clearly labelled "LEASE FOR 9 INCHMUIR ROAD". The offeror must write his / her name and address on the back of the envelope.
- Any offers received after 12 Noon on the closing date will be returned unopened and will not be taken into consideration by the council.
- All offers must be sent to: The Property Services Manager, Property Services, West Lothian Council, West Lothian Civic Centre, Howden South Road, Livingston, EH54 6FF.
- Offers received by fax or email will not be accepted.
- The council does not bind itself to accept the highest or any other offer. However, West Lothian Council has a legal obligation to obtain the best price legally obtainable.
- Offers that are conditional upon planning permission or other consents must include the following information:
 - A layout of the proposed development on the subjects
 - Details of the proposed development.
 - A development time-table.
 - Details of any conditions on which the offer is based.
 - Details of any permissions / consents required
 - Details of the purchase price being offered.

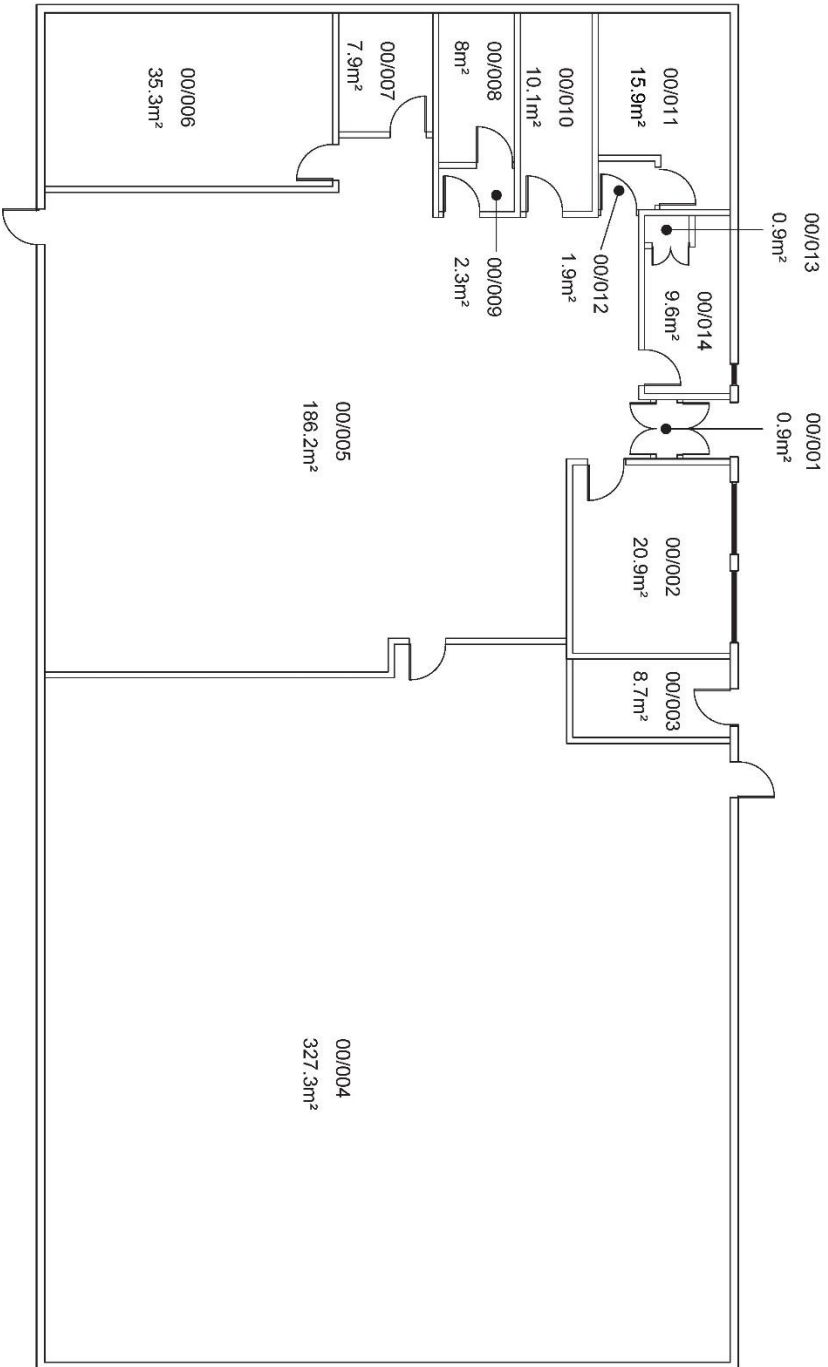
Disclaimer

West Lothian Council give 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 West Lothian Council has any authority to make or give any representation or warranty whatever in relation to this property.

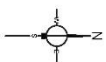
Date of particulars: February 2024

FLOORPLAN

GROUND FLOOR PLAN
GIFA = 652.2m²



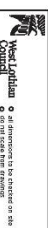
Location Plan



AREAS LAYOUT PLAN

1:1000 (A3) 29/11/2023 (REVISED) REF: 17/23/004 A/1/004/002/001/000

No.	Area	Status	Area (m ²)
001	AS BUILT	AS BUILT	



WestLindham Council
 2023/24 Annual Report

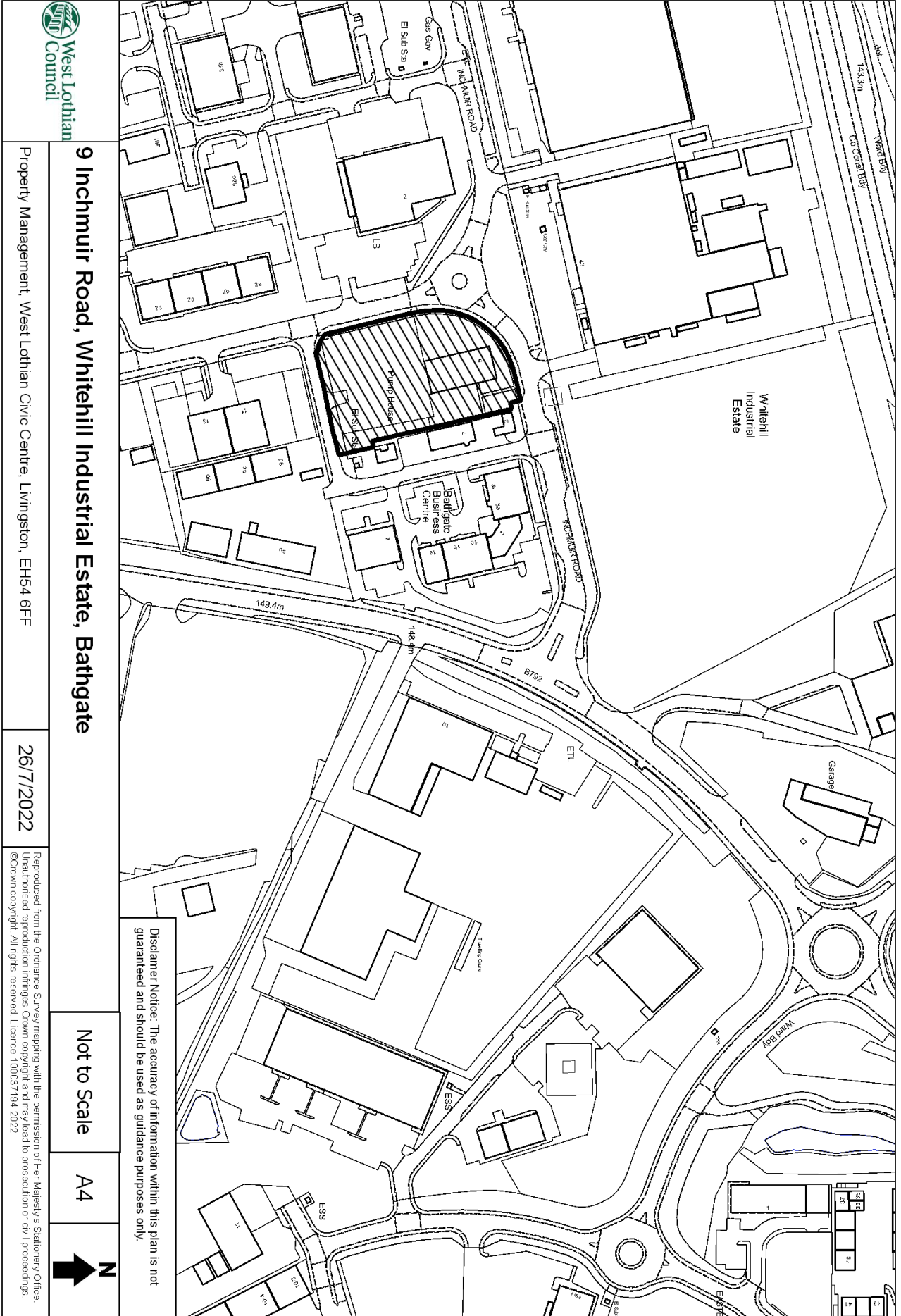
Property Services
 Planning & Building Control
 WestLindham Civic Centre
 Howden South Road, Linnerton, EH24 6FF

Project:
 UNIT 9
 INCHWUR ROAD,
 WHITEHILL INDUSTRIAL ESTATE
 BRIDGE OF ORDA,
 EAST Lothian

Drawing:
 GROUND FLOOR
 PLAN

Date	Issued	Drawn	Checked
MAY 22	1/23	MMH	MMH
Project No.	10000	Rev	Rev

LOCATION PLAN



9 Inchmuir Road, Whitehill Industrial Estate, Bathgate

Property Management, West Lothian Civic Centre, Livingston, EH54 6FF

26/7/2022

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Not to Scale

A4

