

# DM HALL

## To Let

### Industrial

6 Whiteside  
Industrial Estate  
Bathgate  
West Lothian  
EH48 2RX



208.87sqm  
(2,248sqft)

# Property Details

- Warehouse/workshop premises recently used as dark kitchen
- Situated within popular and well-established trading estate with excellent transport links
- Current tenants fixtures and fittings may be available to purchase for a price to be agreed
- Total area of 208.87sqm (2,248sqft)
- Offers over £15,000 per annum plus VAT

## LOCATION

Whiteside Industrial Estate is located in the popular commuting town of Bathgate in West Lothian which has a resident population in the order of 21,000. Bathgate is ideally located and accessed just off the M8 motorway approximately 5 miles west of Livingston. Bathgate is situated approximately equal distance from both Edinburgh and Glasgow. The M9 motorway is located a short distance to the north providing excellent commuting links to the north whilst the M74 can be accessed from the M8 at the Coatbridge junction.

More specifically, Whiteside Industrial Estate is located to the south of Bathgate town centre with access gained from Whitburn Road leading onto Whiteside Cottages. The estate is easily accessible and is just minutes' drive from Junction 4 of the M8.

## DESCRIPTION

The subjects comprise a warehouse/storage premises in Whiteside Industrial Estate, currently used as a dark kitchen. The subjects offer the below specification:

- Solid load bearing floor
- Electric roller shutter
- Excellently maintained interiors
- Plastered and painted ceiling
- W/C compartment
- Separate office/storage provisions
- Fluorescent strip tube light fittings



# Property Details

## 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 Gross and Net Internal Area of the subjects to be in the order of:

Industrial:	129.99sqm	(1,399sqft)
Office:	72.68sqm	(779sqft)
Storage:	6.2sqm	(67sqft)
Total:	208.87sqm	(2,248sqft)

## RENT

Our clients are seeking offers over £15,000 per annum on a Full Repairing and Insuring lease for a negotiable period.

## RATES

The rateable value of the premises is £7,900. This means that any potential occupier may be eligible for 100% rates relief in line with the Small Business Bonus Scheme.

## VAT

The prices quoted are exclusive of VAT which may be chargeable.

## 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.



## Make an enquiry

Strictly by contacting the sole selling agents

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Graeme Pollock  
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