
INDUSTRIAL/BUSINESS UNITS TO LET

WAVERLEY INDUSTRIAL ESTATE
WAVERLEY STREET, BATHGATE, EH48 4JA



FLEXIBLE LEASE TERMS | WELL ESTABLISHED BUSINESS LOCATION
SUITABLE FOR A VARIETY OF USES | 100% RATES RELIEF

LOCATION

Bathgate is located in West Lothian and is situated approximately 2.5 miles from junction 3A and 4 of the M8 providing excellent accessibility to Glasgow (27 miles) and Edinburgh (20 miles). Waverley Industrial estate is located near the town centre and is accessed from Waverley Street. The town is well served by public transport and amenities.

DESCRIPTION

The subjects comprise small to medium industrial/business units of timber frame construction with bricks walls and profiled metal sheet roofs. Most of the units benefit from up-and-over vehicle access doors with separate pedestrian access also being provided.

Internally the units have been configured to provide open workshop accommodation with the possibility of adding office/reception space. Each unit benefits from 3 phase power supply, fluorescent strip lighting and WC facilities.

AVAILABILITY

The units on this estate range in size from 500 - 1,500 sq ft. For current availability please contact the sole agents, Ryden.

BUSINESS RATES

The in-going tenant will be responsible for payment of Business Rates to the local authority. Subject to circumstance, prospective occupiers may benefit from 100% relief on rates payable via the Small Business Bonus Scheme. Interested parties are advised to make their own enquiries with the local assessor in this regard.

SERVICE CHARGE:

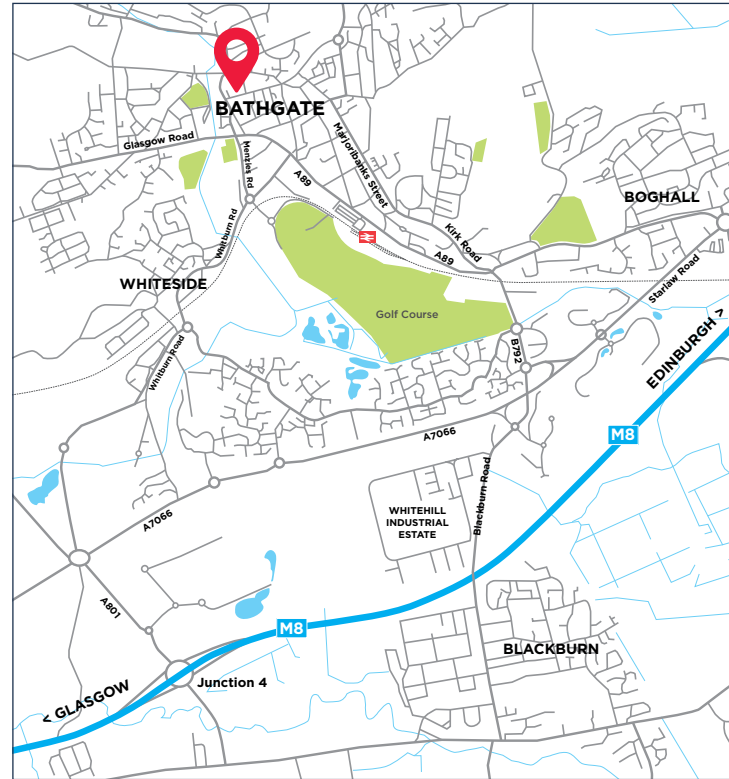
There is a service charge for the common maintenance of the estate. Further details available on request

VAT

All prices are quoted exclusive of VAT.

TERMS

The units are available on flexible lease terms. Further information including quoting rents are available from the agents.



FURTHER INFORMATION AND VIEWING:

Strictly by appointment with sole letting agents:

Cameron Whyte

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