

INDUSTRIAL UNIT

- > LOCATED IN BATHGATE, WEST LOTHIAN
- > PREMISES EXTENDS TO 222 SQM / 2,389 SQFT
- > OFFERS OVER £20,000 PER ANNUM
- > SOUGHT-AFTER INDUSTRIAL ESTATE
- > ACCESSIBLE VIA THE M8
- > ROLLER SHUTTER VEHICULAR ACCESS
- > AMPLE CAR PARKING WITHIN ESTATE



TO LET

UNIT 4B, WHITEHILL INDUSTRIAL ESTATE, BATHGATE, EH48 2EP

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LOCATION

Whitehill Industrial Estate is a well-established industrial estate located between the West Lothian towns of Bathgate & Blackburn and is situated approximately 20 miles to the west of Edinburgh. Access to the locality is readily available from Junctions 4A of the M8 Motorway and the property is only a 5-minute drive from Bathgate town centre. The property is positioned at the entrance to Whitehill Industrial Estate and benefits from visibility from Blackburn Road.

Nearby occupiers include SLS Engineering Supplies, Royal Mail Sorting Office, LTI Group, DAF Trucks and The Creamery Garage.

DESCRIPTION

The subjects comprise an industrial unit of part brick construction, part profile metal clad sheets with a pitched profiled clad roof with translucent roof panels. Internally the subjects comprise open plan industrial accommodation with W.C. facilities. The unit benefits from pedestrian access to the front of the property as well as a roller shutter door that provides vehicular access to the rear. There is ample car parking spaces directly in front & behind the building.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £14,700 per annum which will result in rates payable of £4,941 subject to the tenant's other commercial properties, if any.

LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £20,000 per annum.

EPC

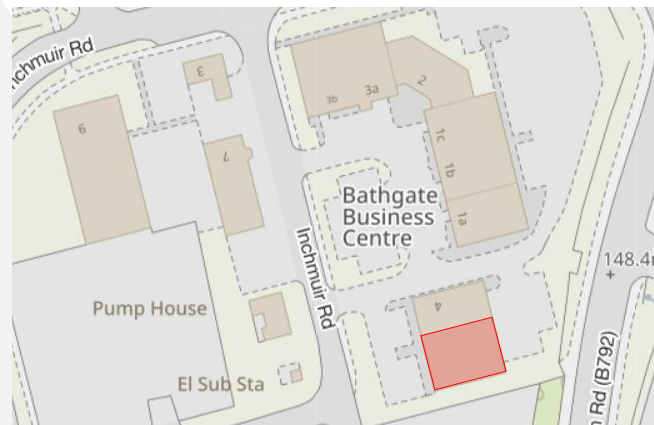
Released on application.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.



ACCOMMODATION	SqM	SqFt
Ground Floor	222	2,389
TOTAL	222	2,389

The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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