Inchwood Park

Starlaw Road, Junction 3A M8,
Bathgate, West Lothian EH48 2FY

- Positioned in a prominent trade park
- Close to Junction 3A of the M8 motorway
- Generous service yard and parking
- Unit 7 & 8 available

To Let - 4,930 sq ft (combined)

Fully refurbished

Local occupiers include:

Nikon TOOLSTATION SCREWFIX HOWDENS The Paint Shed Rexel

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LOCATION

- Inchwood Park is strategically located at the centre of Scotland's commercial heartland, within close proximity to Junction 3A of the M8 motorway. Its excellent accessibility to Scotland's road network makes it ideally placed to serve central Scotland, with the major cities of Edinburgh and Glasgow only 21 and 28 miles away respectively. The Queensferry Crossing is also within 15 minutes' drive.
- Inchwood Park is situated a short drive away to the south-east of Bathgate town centre and Livingston town centre is approximately 7 miles away. Both offer a range of amenities.

DESCRIPTION

Inchwood Park is a modern, multi-let industrial estate, constructed over 3 phases, comprising 5 separate terraces and providing up to 19 individual units. Each terrace has been configured with flexibility in mind; thus allowing single occupancy or subdivision into smaller units.

The accommodation has been designed to meet the needs of modern industrial occupiers and the attractive specification includes:

- Walls constructed of high-quality micro rib composite insulated cladding, incorporating glazed curtain walling
- Attractive vaulted roof design incorporating approximately 10% translucent high panels
- Power floated concrete floors
- Minimum 6m eaves height to underside of haunch
- Electrically operated insulated sectional doors
- DDA compliant
- EV charging points provided on site
- 3 phase power supply and connectivity to mains gas, water and drainage
- Generous service yards and car parking areas
- High quality landscaped environment

Accommodation

The following is available, with the Gross Internal Area calculated in accordance with the RICS Code of Measuring Practice (6th Edition):

Unit	Total
7	2,465 sq ft* (229 sq m)
8	2,465 sq ft* (229 sq m)

*Units can be combined for a total area of 4,930 sq ft

TRAVEL DISTANCES

Starlaw Road, Junction 3A M8, Bathgate, West Lothian EH48 2FY

Road

Bathgate Town Centre	2 miles
Livingston Town Centre	7 miles

Rail

Bathgate Rail Station	1.5 miles
Eurocentral Rail Freight Terminal	12 miles

Airport

Edinburgh	10 miles
Glasgow	30 miles

Ferry

Rosyth Ferry Port	12.5 miles

More information available through the joint marketing agents:

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. September 2026.