NOW READY FOR OCCUPATION
FIRST YEAR 100% RATES FREE*

SMART

INCHMUIR PARK

INCHMUIR ROAD
WHITEHILL INDUSTRIAL ESTATE
BATHGATE
WEST LOTHIAN
EH48 2EP

UP TO 58,628 SQFT

INCHMUIRPARK.CO.UK

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HIGH QUALITY INDUSTRIAL UNITS FROM:

300M² (3,231 SQ FT) TO 1,362M² (14,657 SQ FT)

Ryden

THE DEVELOPMENT

Inchmuir Park provides 5,447 m² (58,628 sq ft) of high-quality industrial and trade accommodation.

Developed by J. Smart & Co. (Contractors) PLC, the scheme offers units from 300 m² (3,231 sq ft) to 1,362 m² (14,657 sq ft), available for immediate occupation.

Estate benefits include:

- Dedicated photovoltaic (PV) solar panels, providing a minimum generation capacity of 11 kWp per unit
- Enhanced thermal performance, with u-values exceeding current Building Standards requirements
- Translucent roof panels covering 8.7% of the roof area, maximising natural daylight
- 32 EV charging points
- Energy-efficient LED lighting
- Floor loading of 50 KNm²
- 50 kVA power supply per unit, with up to 200 kVA available per block
- Toilet block provision in each unit
- Dedicated car parking with 99 spaces in total
- Energy Performance Certificate (EPC) A

6.5M MIN' EAVES HEIGHT

50KNm² FLOOR LOADING

A EPC RATING

3 PHASE POWER SUPPLY

99 CAR SPACES

32 EV CHARGING POINTS

LOCATION

Inchmuir Park is situated at the entrance to the well established Whitehill Industrial Estate in Bathgate.

The estate sits between the M8 (Edinburgh/ Glasgow) and the A7066 connecting Bathgate with Whitburn, Livingston, Broxburn and Newbridge.

The estate is well positioned to service the central belt of Scotland.

Access to the M8 is via junction 3A or 4 and both are within 5 minutes drive of Inchmuir Park. Bathgate town centre and railway station are approximately 2 miles to the north.





DRIVE TIMES

DESTINATION	DRIVE TIMES
M8/J3A	5 mins
Livingston	10 mins
Edinburgh	30 mins
Stirling	39 mins
Glasgow	40 mins
Aberdeen	2hr 20 mins
Carlisle	1hr 50 mins

ROAD

Bathgate Town Centre
2 miles

Livingston Town Centre
6 miles

AIRPORTS

Edinburgh
14 miles

Glasgow
39 miles

RAIL

Bathgate Rail Station
2 miles

Eurocentral Rail Freight Terminal
20 miles

SAT NAV: EH48 2EP **CLICK TO FIND US:** GOOGLE MAPS

ACCOMMODATION SCHEDULE

BLOCK	UNIT	AREA SQ M	AREA SQ FT
A	45	304.4	3,277
A	47	300.2	3,231
A	49	300.2	3,231
A	51	456.9	4,918
B	53 - 59	1,361.7	14,657
C	61 - 67	1,361.7	14,657
D	69 - 75	1,361.7	14,657
	TOTAL	**5,446.8**	**58,628**

TOTAL SITE AREA:

17,146.8m² 4.2 Acres 1.71Ha

CAR PARKING:

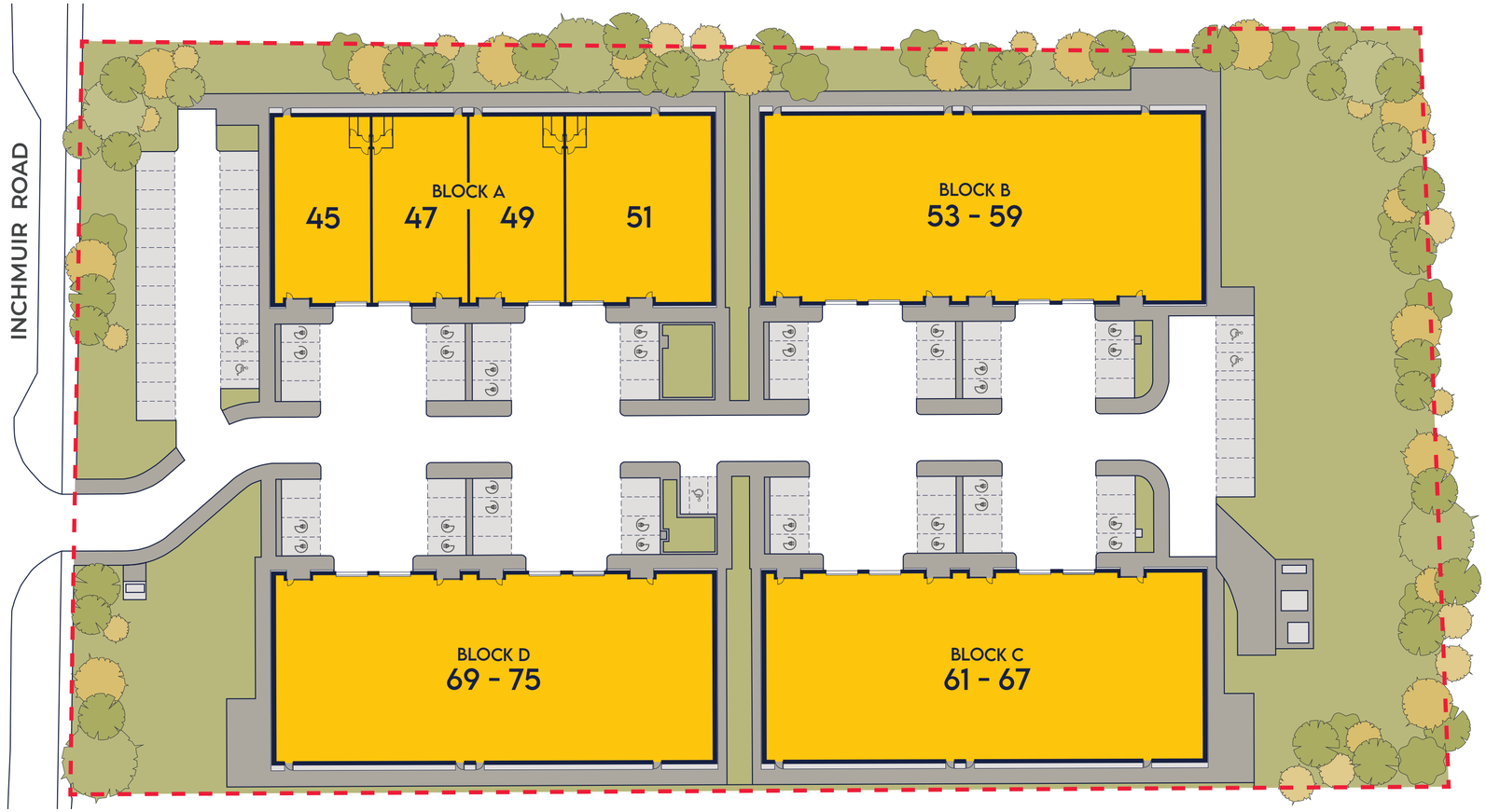
99 (Ratio 1:55)

BICYCLE PARKING:

16 (Ratio 1:340)



INTERNAL: BLOCK A - UNIT 45





EXTERNAL: BLOCKS A & B



EXTERNAL: BLOCKS C & D



INTERNAL: BLOCK B

TERMS

The units are available to lease on a full repairing and insuring basis and for a term to be agreed.

For further information on the quoting rent please contact the letting agents.

The units are available for immediate occupation upon conclusion of a legal agreement.

BUSINESS RATES

The units have yet to be assessed for rating purposes. An indicative rateable value can be provided on request.

*As this is a new development occupiers should receive 100% rates relief for 12 months.

Terms and conditions apply, interested parties should check the position with the Scottish Assessors Association - SAA.GOV.UK

SERVICE CHARGE

A service charge is payable in respect of the maintenance and management of the common parts of the estate. Further details are available on request.

VAT

VAT will be payable on all rents, service charges and other costs associated with the units.

AML

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying the Ryden LLP requiremenst in relation to Anti-Money Laundering Regulations.

VIEWINGS AND FURTHER INFORMATION

Further information is available on request and by contacting the following:

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On the instructions of
J. Smart & Co. (Contractors) PLC.

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(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;

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Date of publication: **October 2026**