Ryden

TO LET

INDUSTRIAL BUILDING WITH LARGE SECURE YARD

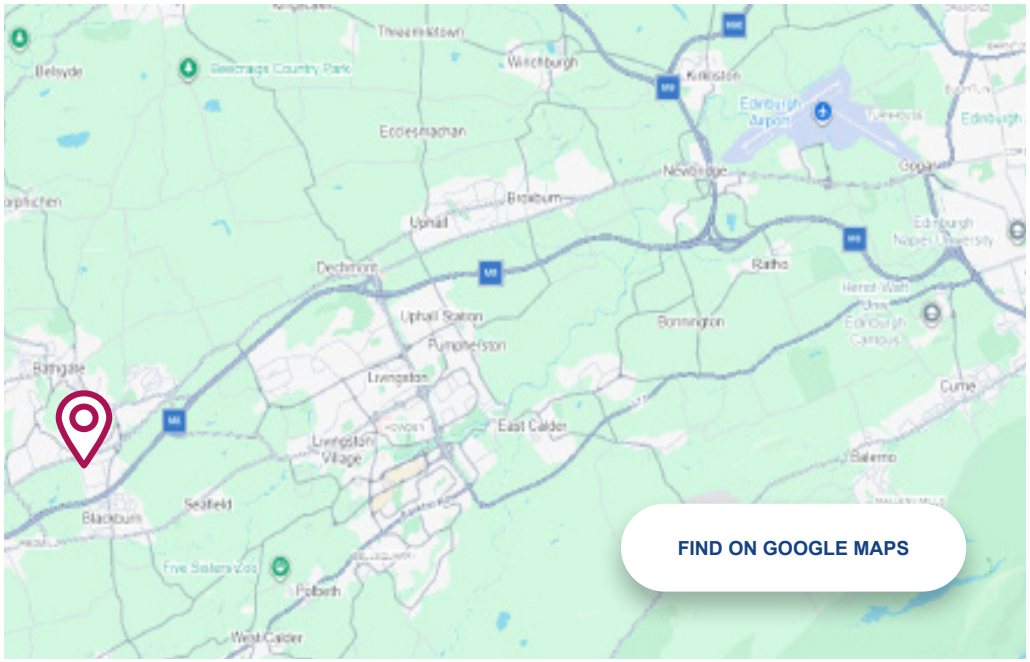
2,169 SQ M (23,345 SQ FT)



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32 & 33 INCHMUIR ROAD, WHITEHILL INDUSTRIAL ESTATE
BATHGATE
WEST LOTHIAN
EH48 2EP

- TOTAL SITE AREA 1.95 ACRES
- MINIMUM EAVES HEIGHT OF 4.7M RISING TO 8.8M
- SECURE SITE WITH PART TARMAC AND CONCRETE YARD
- AVAILABLE IMMEDIATELY





LOCATION

Bathgate is located within West Lothian and is strategically situated to service Scotland's central belt offering convenient access to Glasgow and Edinburgh. The estate is approximately 14 miles to the west of Edinburgh, 25 miles east of Glasgow and 2 miles from both Junctions 3A and 4 of the M8.

More specifically the premises are located within Whitehill Industrial Estate on Inchmuir Road View which is the main thoroughfare of the estate.

Surrounding occupiers include Liebherr, Bond Tyres, Drummond Distribution, West Lothian Council, Scott Pallets, Royal Mail Group and Malcolm Logistics.

DESCRIPTION

The premises comprise a stand alone industrial building within a large secure site. The building is of steel frame construction with steel cladding to the elevations and roof. The roof has recently been overclad.

Internally the property is arranged to provide uninterrupted open warehouse / industrial accommodation which benefits from a minimum eaves height of 4.7m rising to 8.8m along with 3 phase electricity supply, LED lighting and electric roller shutter door.

ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6th Edition) to provide a following Gross Internal Area of 2,169 sq m (23,345 sq ft)

The total site area extends to approximately 1.95 acres

VAT

All prices are quoted exclusive of VAT.

YARD SPACE

The estate benefits from extensive yard and car parking facilities which can be allocated subject to agreement.

BUSINESS RATES

We are advised by the local Assessor that the property has a combined Rateable Value of £126,900 which results in rates payable of approximately £65,000 per annum. Interested parties are advised to speak with the local Assessor.

TERMS

The premises are available on a new lease for a period and rent to be agreed. Further information on lease terms are available from the letting agent.

ENERGY PERFORMANCE CERTIFICATE

Available on request.











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GET IN TOUCH

Please get in touch with our letting agent for more details.

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