TO LET
HIGH QUALITY, FULLY FITTED & FURNISHED GRADE A OFFICES

PLAY VIDEO

Junction 4 M8 Distribution Park / Pottishaw Road / Bathgate / EH48 2FB

Overview

A rare 'plug and play' opportunity to secure high-specification, Grade A office accommodation within the highly sought-after J4M8 Distribution Park. The available space is fully fitted and furnished, offering immediate occupation under flexible, all-inclusive lease terms.

Location: Strategic M8 Connectivity

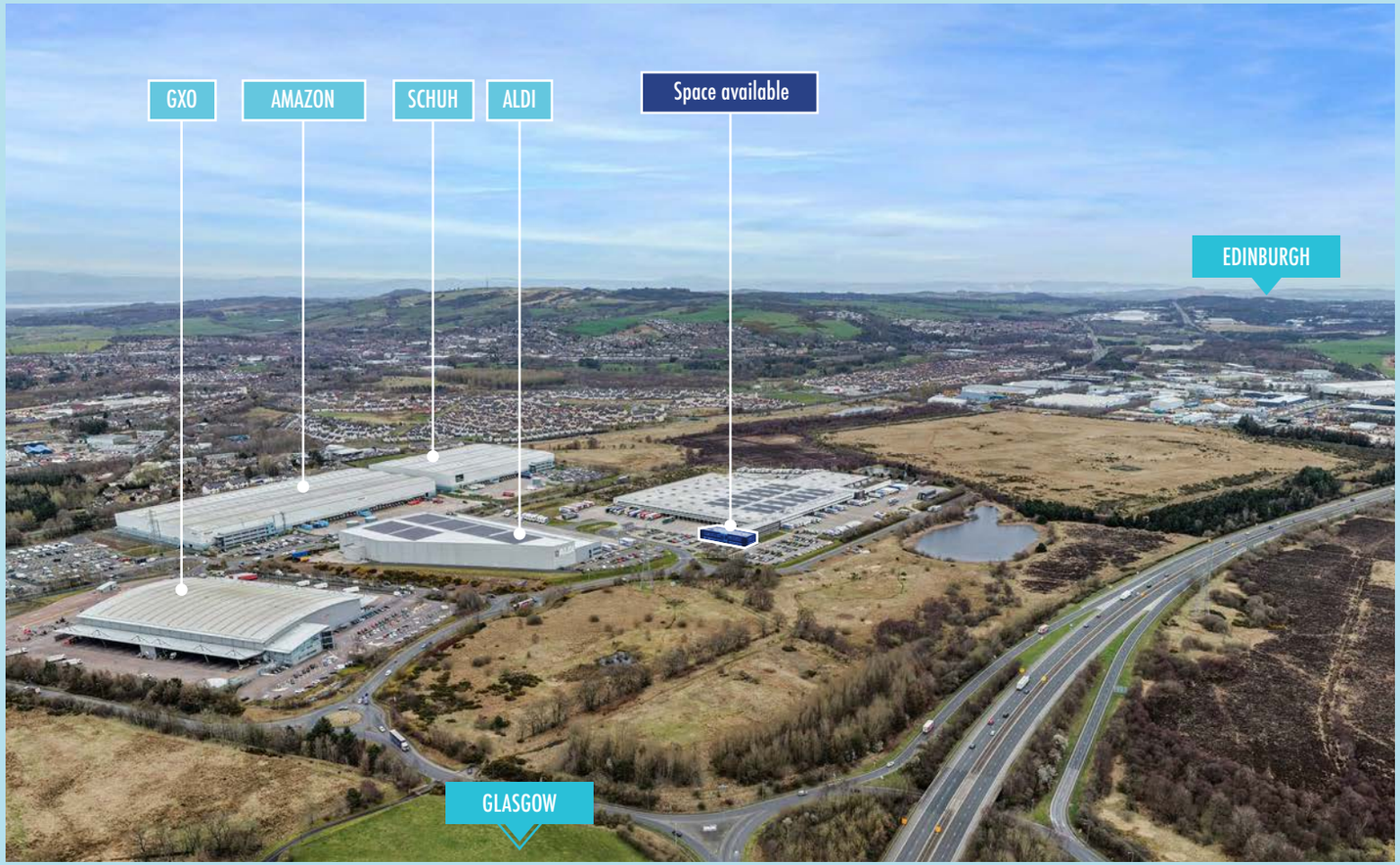
The property enjoys a prime position on Pottishaw Road, benefiting from direct and convenient access to Junction 4 of the M8 motorway, making it a critical hub between Scotland's two largest cities.

Connectivity:

Situated approximately 20 miles from Edinburgh and 25 miles from Glasgow. The surrounding towns of Bathgate, Armadale, Whitburn, and Blackburn are all just a few minutes' drive away, providing excellent access to local amenities and labour pool.

Corporate Presence:

The park is home to major national and international occupiers including, Amazon, Schuh, GXO, and Aldi.



Accommodation & Specification

The building was constructed in 2017 for Aldi's HQ offices as part of its Regional Distribution Centre and comprises modern, high quality space with the available accommomdation on the first floor with an option for further ground floor meeting rooms.*

Available Floor Areas (Approximate Net Internal Area)

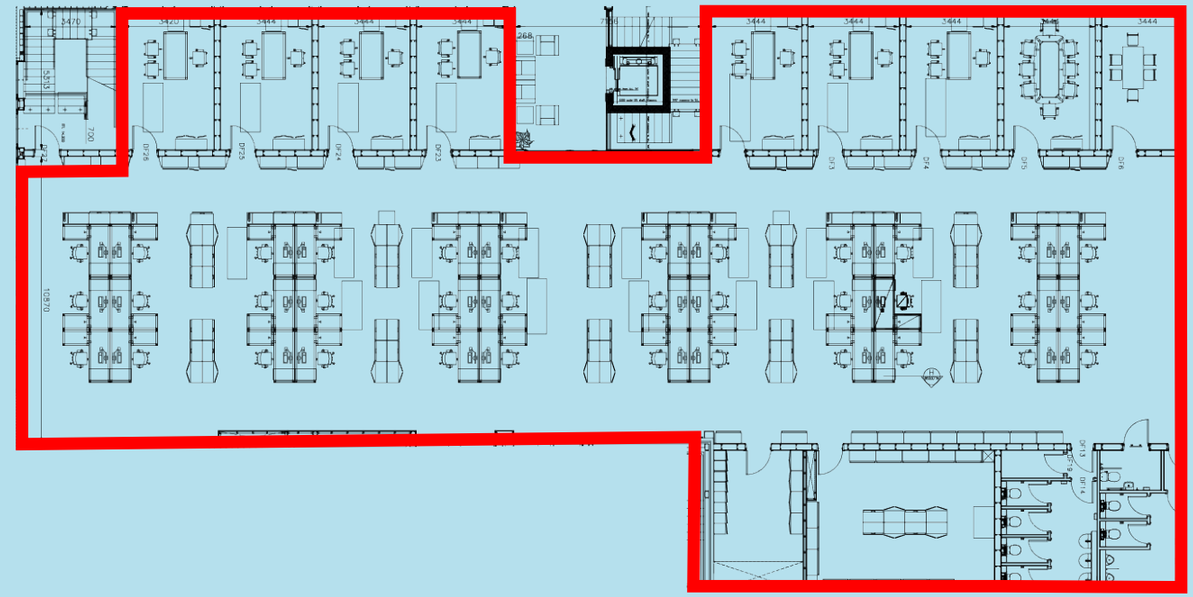
FLOOR	SQ FT	SQ M
GROUND FLOOR MEETING ROOMS*	2,405	223.4
FIRST FLOOR	7,692	714.6
TOTAL	10,097	938

The first floor offers a predominantly open-plan working area, currently configured with 36 high-quality desks, making it ideal for immediate team deployment. It is further supported by 8 dedicated meeting rooms/manager offices and a fitted kitchen, store and cloakroom.

The ground floor provides a comprehensive suite of 3 private meeting rooms, a large conference room, and an additional kitchen facility. A shared, professional entrance reception is also located on the ground floor.

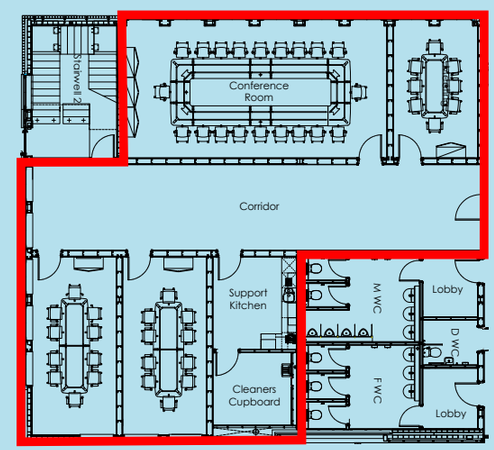
Pottishaw Rd

First Floor



Pottishaw Rd

Ground Floor



Key Features and Specification

Fully fitted and furnished first-floor offices, including approximately 36 desks, chairs, pedestals, and ancillary storage cabinets

High-quality existing internal fit-out

Raised access floor with power and data connections throughout

Air conditioning

Modern LED light fittings

Dedicated lift access to the first floor

Generous on site car parking provision

Lease Terms

The offices are available to let on a new lease for a term to be agreed, with flexible, all-inclusive terms available upon request. Details of rental terms are available on application to the joint letting agents.

All prices, premiums, and rents are quoted exclusive of VAT at the prevailing rate. Each party will be responsible for their own legal costs incurred in any transaction.

EPC

The EPC Rating is A (13).

Viewing and Further Information

Please contact the joint letting agents for further information or to arrange a viewing:

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