TO LET

INDUSTRIAL PREMISES

Located in the heart of Polbeth Industrial Estate, West Calder

Rental upon application

Benefits from excellent connectivity across the central belt

Premises extend to 153.35 sqm (1,650 sqft)

Rare opportunity in highly sought after industrial estate

Suitable for a variety of uses subject to the appropriate planning consents

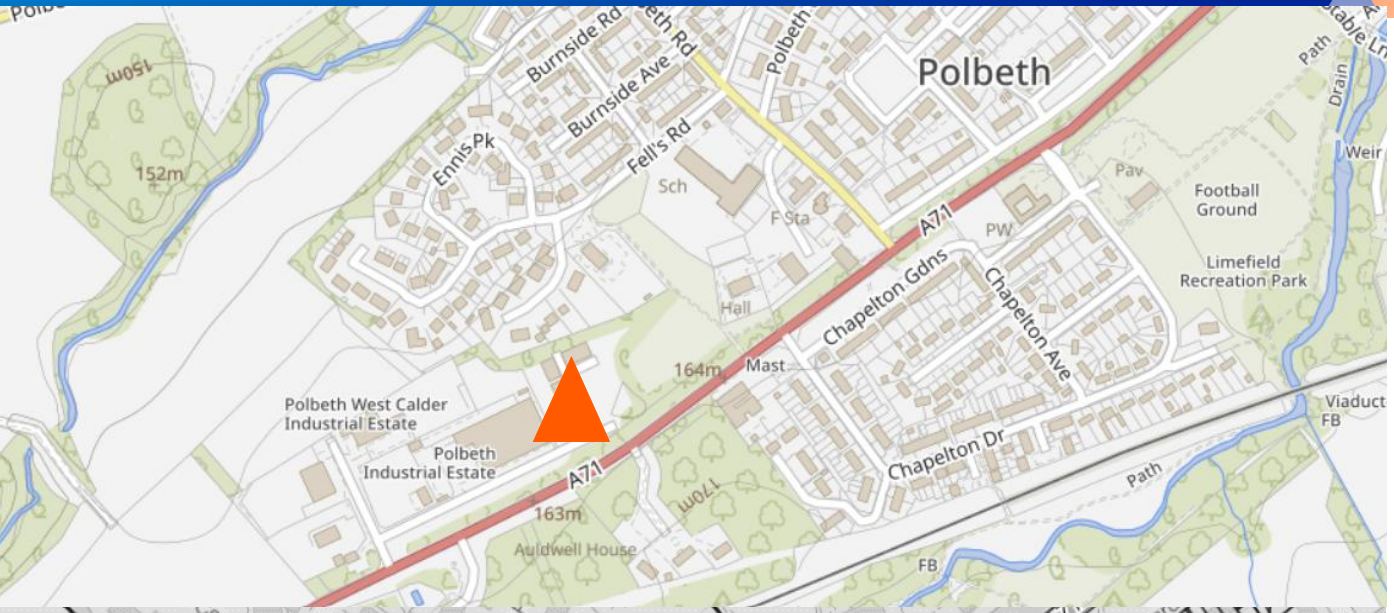
WHAT 3 WORDS

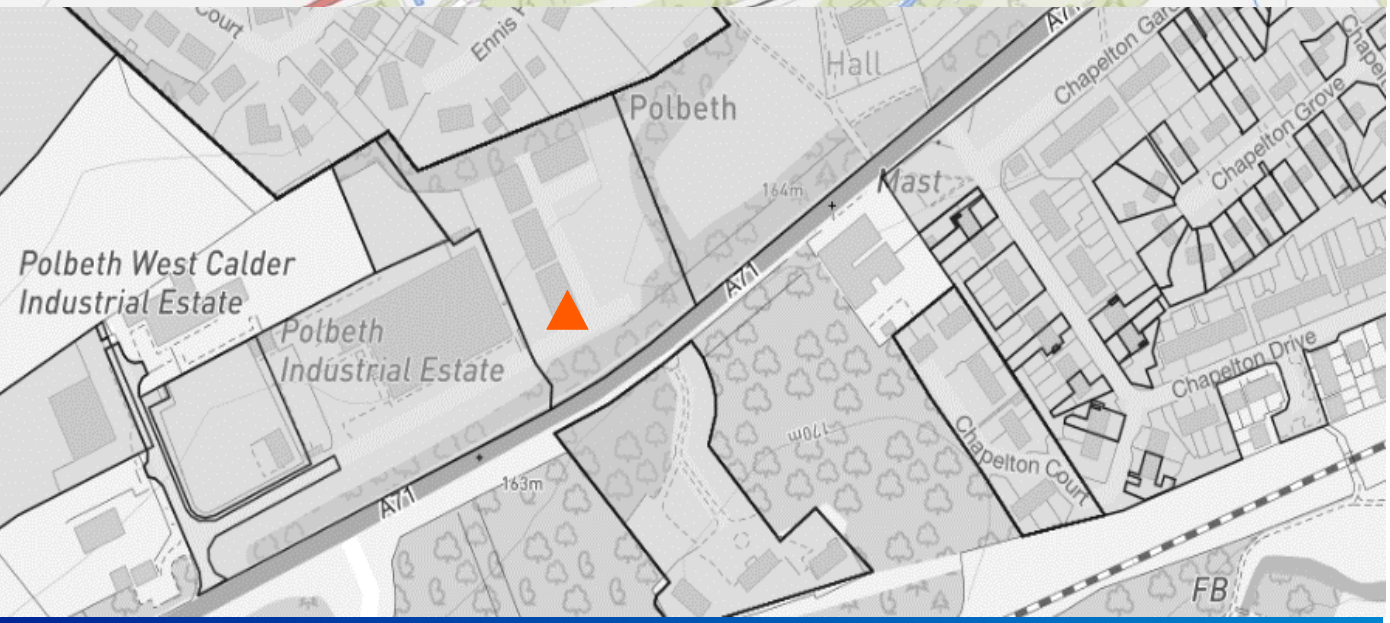
UNIT 1 POLBETH INDUSTRIAL ESTATE, WEST CALDER, EH55 8TJ

CONTACT: Emily Anderson emily.anderson@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**

SHEPHERD COMMERCIAL

Location





Industrial premises within Polbeth Industrial Estate

FIND ON GOOGLE MAPS

Location

Polbeth is located on the A71 trunk road approximately 1 mile to the east of West Calder and approximately 3 miles to the southwest of Livingston.

The subject premises are located within the well-established industrial estate which is located on the western outskirts of the village, Polbeth.

Neighbouring occupiers in close proximity include, Naysmith Ltd, The Stick & Cane Shop, Grantson Services Ltd, & CM Gates & Barriers.

Description

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The subjects comprise an industrial unit of steel portal frame construction with a pitched roof that has translucent light panels.

Internally the subjects comprise of an open plan space with WC facilities & benefits from three phase electricity.

Externally, the unit benefits from a rollers shutter door & there are car parking spaces directly in front of the building.

The subjects encourages scope for various retail, professional services, or leisure uses, subject to obtaining necessary planning consents.

Accommodation

Description	m^2	ft^2
Ground Floor	153.35	1,650
TOTAL	**153.35**	**1,650**

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Rental upon application.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £8,800 which will allow for 100% rates relief subject to the tenants other commercial properties.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

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.

Get in Touch

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

Emily Anderson
Emily.anderson@shepherd.co.uk

Hannah Barnett
Hannah.barnett@shepherd.co.uk

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

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **OCTOBER 2025**

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