

EASTER INCH PARK

INCENTIVES
AVAILABLE

BATHGATE | WEST LoTHIAN | EH48 2FH

TO LET

- Size: 471 sqm (5,072 sqft)
- Entry: Available now
- Other occupiers include: Central Fleet, Stone Hardie, Sciprint, Dingbro, Centaur Services and City Electrical Factors.



MODERN INDUSTRIAL / TRADE UNIT

Unit 12/5 Easter Inch Road, Bathgate, West Lothian EH48 2FH

471 sqm (5,072 sqft)

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Location

Easter Inch Park is located within West Lothian and sits between Bathgate town centre and the M8 (Edinburgh-Glasgow) motorway. The estate is very well located in terms of transport links and is in close proximity to both Junctions 3A and 4 of the M8.

The estate is ideally situated to serve West Lothian and both Edinburgh and Glasgow city centres are approximately 30 minutes' drive away.

Description

The property comprises a mid-terraced industrial unit of steel portal frame construction with a minimum eaves height of 6m. The wall and roof cladding is insulated and the roof is inset with translucent panels providing a good level of natural lighting internally.

There is a single toilet facility, 3 phase electricity supply and an electrically operated roller shutter door.

At the front of the unit is dedicated car parking spaces and ample room for manoeuvring heavy goods vehicles.

Accommodation

We estimate the gross internal area of the unit to be 471 sqm (5,072 sqft).



Terms

The property is available to lease and on terms to be agreed. Please call the marketing agents below for further information on rent and required lease term.

Energy Performance Certificate

A copy of the EPC is available on request.

Rateable Value

We understand that the property is currently assessed for rating purposes as follows:

RV: £20,500

Insurance Premium and Service Charge

For information on the appropriate insurance premium and service charge for the estate please contact us.

Specification

- Fully insulated steel cladding
- Minimum eaves height – 6m
- Glazed pedestrian access door
- Roller shutter door for vehicular access
- Concrete yard and loading to front with dedicated parking
- Potential to fit out to tenant requirements

Further Information

For further information please contact the joint letting agents:

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (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; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. August 2020.