

# EASTER INCH PARK

BATHGATE | WEST LOTHIAN | EH48 2EQ

## TO LET



### MODERN WAREHOUSE / INDUSTRIAL UNITS

Units available to suit a variety of size requirements

**5,000 TO 13,350 SQ FT (464.5 to 1,240.2 SQ M)**

## Location

The development is located within West Lothian, on the south side of Bathgate town centre. The property is very well located in terms of transport links being situated in close proximity to both Junctions 3A and 4 of the M8. This is the arterial motorway which links Edinburgh in the East and Glasgow in the West which are around a 30 and 40 minutes drive away by car respectively.

These excellent transport links mean that this development is well placed to serve many key locations across Scotland's central belt.

The property is situated in Easter Inch Park, a popular industrial and trade location off Easter Inch Road, immediately accessible from the A7066. Local occupiers include CEF, Wincanton, Dingbro and SCI-Print.



## Description

A total of 13,350 sq ft of modern industrial space is available which is split into units of 5,000 and 8,350 sq ft.

### Availability

3	Now Let
4	Vacant 8,350 sq ft
5	Vacant 5,000 sq ft
4-5	13,350 sq ft

Other larger occupiers in the surrounding area include Rowan Timber and Wincanton.

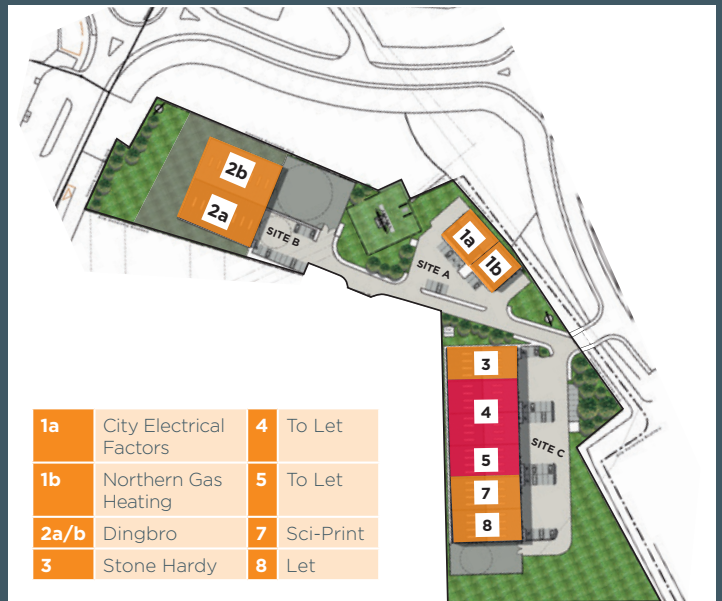
## Specification

- Modern fully insulated steel clad space
- Minimum eaves height – 6m
- Glazed pedestrian access door
- Roller shutter door for vehicular access (5.1 x 4.2m)
- Concrete yard and loading to front with dedicated parking
- Potential to fit out to tenant requirements

Units 4 & 5 can either be let as a whole or sub divided to provide units of 5,000 sq ft or 8,350 sq ft.



# Location Map & Site plan



## Energy Performance Certificate

4C = D+

5C = D+

## Terms

Please contact the joint agents Ryden and JLL for further information on the quoting rental and any incentives available.

## Entry

Entry date to be discussed on an individual basis and will depend on whether subdivision of the space is required.

## Further Information

For further information please contact the joint letting agents:

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