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To Let Industrial



Industrial / Workshop Premises

Unit 2B Pottishaw Place, Whitehill Industrial Estate, Bathgate EH48 2EN

- Available for immediate occupation
- Recently refurbished
- Flexible lease structure
- 212 sq m (2,282 sq ft)

Viewing strictly by appointment
with letting agents.

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Location

Bathgate is situated approximately 16 miles west of Edinburgh and 27 miles east of Glasgow. The premises are situated within Whitehill Industrial Estate which is located south of Bathgate town centre and within close proximity to both Junctions 3A and 4 of the M8 motorway. More precisely the premises are situated on the north end of Pottishaw Place which is located adjacent to Inchmuir Road. The industrial estate is well established with other occupiers to include Royal Mail and West Lothian Council.

Description

The premises comprise a mid terrace, single storey industrial / workshop premises of steel portal frame construction with a profile clad sheeting finish under a mono-pitched roof. The offices are brick finish under a flat felt roof.

Internally the premises are arranged to provide an open plan workshop space. The lighting is provided via a mixture of sodium and fluorescent strip fittings, supplemented by a high level of translucent roof panels.

Furthermore the property benefits from an automatic roller shutter door, 3 phase power supply, male and female toilet facilities and office content. Heating is provided by gas blower heaters in the warehouse and electric wall mount heaters in the office.

The premises have been recently refurbished and more information on the works undertaken is available upon request.

Externally the unit benefits from use of the common yard and ample car parking. The yard area is securely fenced via palisade fencing.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the approximate gross internal areas to be 212 sq m (2,282 sq ft).

Rateable Value

We have been verbally advised by the local Assessor's department that the property has a current rateable value of £11,800 (2018/2019). Subject to the incoming tenant's circumstance, they may benefit from 100% business rates relief via the Small Business Bonus Scheme. More information is available on request.

Terms

The premises are available on a new full repairing and insuring basis for a term to be agreed, the rentals as follows:

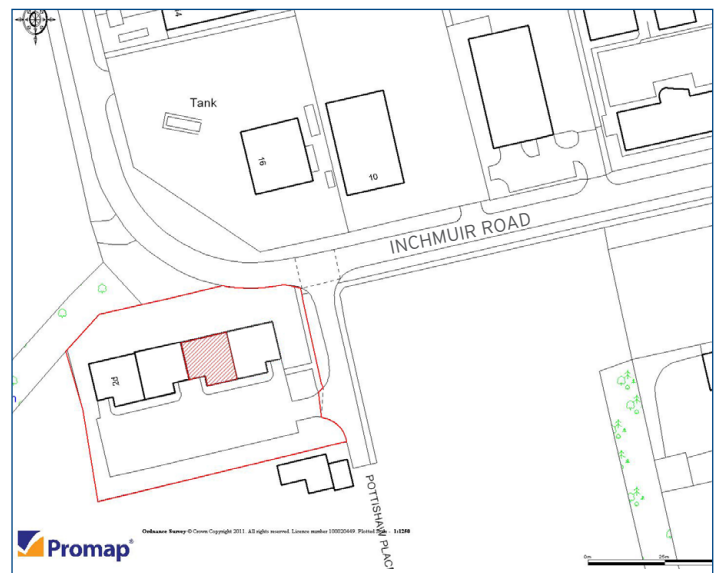
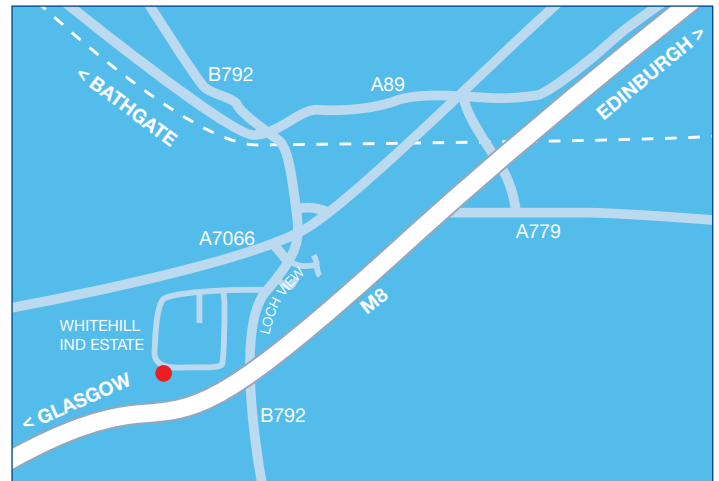
Unit 2B - £13,500 per annum

Viewing

Viewing is strictly by appointment through letting agents, Ryden.

Entry

The premises are available for immediate occupation subject to the conclusion of all legal formalities.



VAT

All rents, service charge and monies due will be exclusive of VAT.

Energy Performance Certificate (EPC)

Further information or a copy of the Energy Performance Certificate is available upon request.

Further Information

By contacting:

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