



# TO LET

**UNITS 23/24 ARMADALE INDUSTRIAL ESTATE, ARMADALE, EH48 3LL**

Good quality industrial/ workshop unit in prominent location

Workshop area 359.04sq.m. (approx. 3,864 sq.ft.)

Easy access to Central Scotland Motorway Network

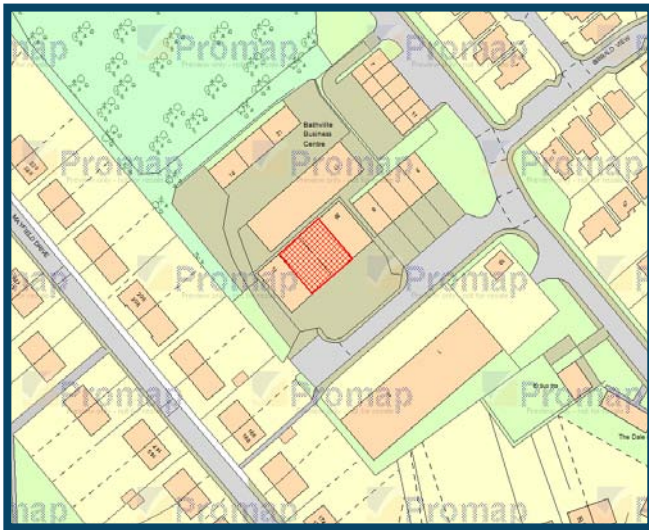
Offers over £24,000 per annum

## LOCATION

The subjects are located within the well-established Armadale Industrial Estate situated just north of Lower Bathville and to the south west of Armadale town centre. Lower Bathville forms part of the local route to Bathgate and Whitburn where access can be gained to the M8 motorway network.

Armadale is a traditional West Lothian settlement associated with traditional industries but is increasingly a dormitory town with excellent links to both Glasgow and Edinburgh. Additionally, there is a rail halt at Armadale on the extended Edinburgh to Glasgow line.

The location of the subjects is shown on the appended plan.



## DESCRIPTION

The premises are a small industrial development now providing premises for letting in three parallel rows or bays within a regular site. The units were built approximately 2 years ago to a good standard.

Units 23/24 comprise a workshop unit of circa 359.04 square metres (3,864 square feet). The subjects are of steel portal frame design, with a concrete floor and blockwork party wall under metal-profiled roofing. Each unit has a roller shutter door at 4.40m width. There is one toilet pod to serve the unit.

The space is best served as one unit however it could be split into two separate areas should the occupier's needs justify such.

## ACCOMMODATION

The premises have been measured in accordance with RICS Code of Measuring Practice - 6th Edition. The net internal floor areas have been calculated as being approximately as follows:

Ground floor	359.04 sq.m. (3,864 sq.ft.)
Total NIA	359.04 sq.m. (3,864 sq.ft.)

## RATING ASSESSMENT

From reference to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £10,100.

## LEASE TERMS

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

## PRICE

Offers over £24,000 per annum are sought.

## ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## VAT

All prices quoted are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

## ENTRY

Upon completion of legal formalities.

## FURTHER INFORMATION

Strictly by contacting the sole letting agents:-

DM Hall LLP  
17 Corstorphine Road  
Edinburgh  
EH12 6DD

Tel: 0131 477 6000  
Fax: 0131 477 6016

Email: [edinburghagency@dmhall.co.uk](mailto:edinburghagency@dmhall.co.uk)

## VIEWING

Strictly by arrangement with the agents.

Ref: ESA1086  
Date of publication: June 2016

## IMPORTANT NOTE

DM Hall 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 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 intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.