

# WHITESIDE INDUSTRIAL ESTATE BATHGATE

STARTING  
RENTS FROM  
**£1.00 PSF**  
TERMS & CONDITIONS  
APPLY



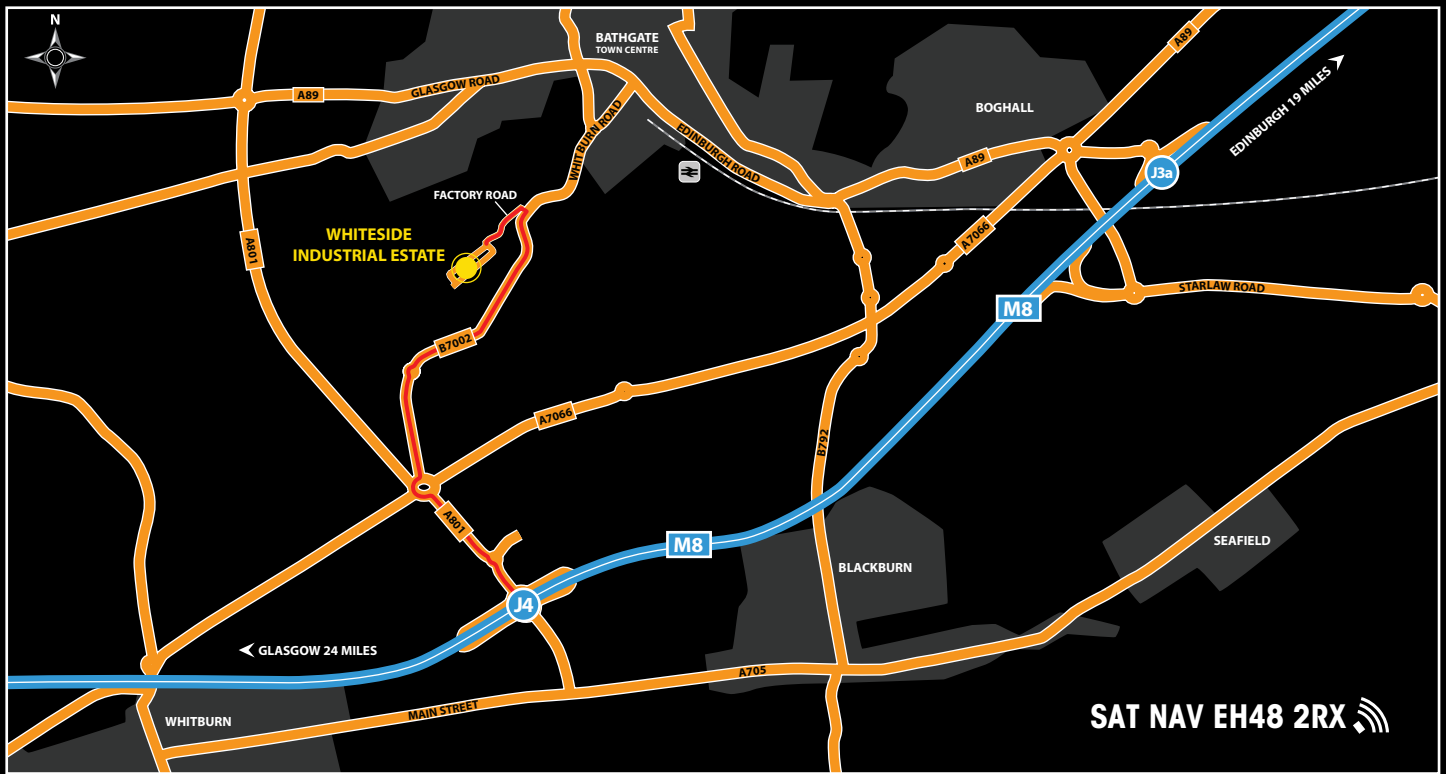
**CALL NOW TO DISCUSS AND VIEW**

## To Let

**Trade Units • Units with Yards • Storage Units**

65 - 1,176 sq m (708 - 12,658 sq ft)

- Flexible terms
- Immediate entry
- 1.5 miles from J4, M8
- Enclosed yard with some units
- Current Trade Occupiers include Graham and Plumblime



## Location

Whiteside Industrial Estate is located 1.5 miles to the North of J4 of the M8 and half a mile to the South of Bathgate Town Centre.

From J4 of the M8, drive North along the A801 for about 0.5 mile and take the B7002 exit at the roundabout. Follow this for 1 mile and Whiteside Industrial Estate is on the left.



## Description

A variety of units and sizes are available from modern trade units to low cost storage units. Some units include an enclosed yard. Higher profile occupiers on the estate include Graham and Plumbline.



## Energy Performance Certificate (EPC) Ratings

Please see a list of EPC Ratings on page 3 for each individual unit.

## Viewing and Further Information

Call now for further information, discuss the deals that we can offer or to arrange a viewing.

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### IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. January 2013.



# WHITESIDE INDUSTRIAL ESTATE


## BATHGATE

### Energy Performance Certificate Ratings

BLOCK	UNIT	RATING
2	1	C+
2	2	C
2	3	F+
2	4	E+
2	5	F+
2	6	F+
2	7	E
2	8	E
2	9	F+
3	1-3	E+
3	4-6	D
3	7	E
3	8	D
3	9	E
4	1	F+
4	2	E+
4	3	E+
4	4	E+
4	5	F+
4	6	F+
4	7	E+
4	8	E+
4	9	E+
4	10	E+
4	11	E+
5	1	C
5	2	D+
5	3	E+

BLOCK	UNIT	RATING
7	1	E+
7	2	E+
7	3	E+
7	4	E+
7	5	D
7	6	E+
9	-	D+
12	1	D+
12	2	C
12	3	C
12	4	C
12	5	D
13	1	D+
13	2	C
13	3	C

#### Key

Building Energy Performance		Scotland
Calculated asset rating using DesignBuilder SBEM v3.0.0 [SBEM]	Building type General Industrial and Special Industrial Groups	
		
<b>Carbon Neutral</b>		
<b>A</b> (0 to 15) <span>Excellent</span>		
<b>B</b> (16 to 30)		
<b>C</b> (31 to 45)		
<b>D</b> (46 to 60)		
<b>E</b> (61 to 80)		
<b>F</b> (81 to 100)		
<b>G</b> (100+) <span>Very Poor</span>		

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