

TO LET

Trade Units/Units with Yards/Storage Units

Units from 108 SQ M (1,173 SQ FT)



Whiteside Industrial Estate Bathgate EH48 2RX

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

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 Plumblin.

ENTRY

Entry is available subject to completion of legal missives.

LEGAL COSTS

Each party is to be responsible for payment of their own legal costs incurred in connection with this transaction, although, in the normal manner the tenant will be liable for any registration dues, LBTT and VAT thereon.

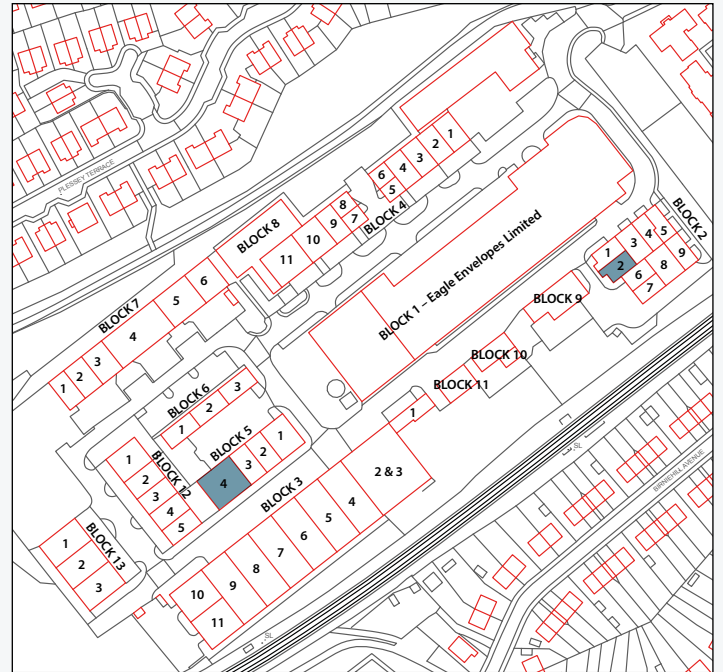
ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the energy performance certificate is available upon request.

ACCOMMODATION & BUSINESS RATES

We estimate the gross internal area of the accommodation to be approximately as follows:

Unit	SQ M	SQ FT	Rent (£)	Rateable Value (£)	Status
Block 2, Unit 2	109	1,173	7,000	3,750	Available
Block 5, Unit 4	279	3,003	15,000	10,300	Available



VIEWING

Strictly by appointment with the joint agents.



Grant Scrimgeour
grant@denwolf-am.co.uk



Alan Herriot
alan.herriot@ryden.co.uk

Finlay Miller
finlay.miller@ryden.co.uk