

NOW UNDER
CONSTRUCTION

INCHWOOD PARK | PHASE THREE

BATHGATE | WEST LOTHIAN EH48 2FY



EXISTING TENANTS INCLUDE:

SCREWFIX

DUNEDIN CANMORE
GROUP

HOWDENS JOINERY CO.

acorn
industrial services limited

The **PaintShed**

RFE

Robbie Fluid Engineering Ltd.

PRE-LET AVAILABLE

UNITS FROM 270 SQM (2,910 SQFT) TO 1,098 SQM (11,818 SQFT)

www.inchwoodpark.co.uk



Aerial Key

- 1 Inchwood Park - Phase One
- 2 Inchwood Park - Phase Two
- 3 Inchwood Park - Phase Three
- 4 Catalent
- 5 Pyramids Business Park
- 6 To Edinburgh (A7066)
- 7 M8 Motorway
- 8 Bathgate - Edinburgh rail line

Location

Inchwood Park is ideally situated to serve central Scotland with the major cities of Edinburgh and Glasgow only 21 and 28 miles away respectively. The newly opened Queensferry Crossing is also within 15 minutes' drive.

Inchwood Park is located to the south-east of Bathgate, close to Junction 3A of the M8 motorway (Edinburgh-Glasgow). Bathgate town centre is within a couple of minutes' drive and Livingston centre is approximately 7 miles away.

Description

Construction of Phase 3 is underway and will comprise a unit of approximately 1,098 sq. m. (11,818 sq. ft.) which has potential to be sub-divided. Completion of the unit is expected in December 2020.

Phase 3 will be constructed to a similar specification as Phases 1 & 2. The internal configuration of the accommodation can be adapted to suit the individual occupiers.

Accommodation

Phase 3

UNIT	SQ M	SQ FT
Unit 18	273	2,940
Unit 19	270	2,910
Unit 20	270	2,910
Unit 21	273	2,940
TOTAL	1,098	11,818

Specification

- High quality microrib composite cladding
- Glazed curtain walling (in part)
- DDA compliant
- High quality landscape environment
- Service yard
- Minimum eaves height 6 metres to underside of haunch
- Car parking for 18 cars in Phase 3 (1:30 sqm)
- Electrically operated insulated sectional doors
- 3 Phase power and gas supply





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SAT NAV REF: EH48 2FY

Energy Performance Certificate

Phase 3 EPC to be assessed on completion.

Lease Terms

The new buildings are available to lease on a full repairing and insuring basis and for a term to be agreed.

Rental

Further details on the required rent is available by speaking to the joint agents noted below.

VAT

VAT will be charged on the rent and all other costs associated with the lease.

Viewing & Further Information

Viewing and further information available from the joint letting agents:-



**MONTAGU
EVANS**
0131 229 3800

Bryce Stewart

Email: bryce.stewart@montagu-evans.co.uk

DD: 0131 221 2454



Ryden.co.uk
0131 225 6612

Neil McAllister

Email: neil.mcallister@ryden.co.uk

DD: 0131 473 3212

Cameron Whyte

Email: cameron.whyte@ryden.co.uk

DD: 0131 473 3382



a development by
SMART
www.jsmart.co.uk



Travel Distances

Glasgow	28 miles
Stirling	22 miles
Edinburgh Airport	13 miles
Edinburgh	21 miles
Livingston	7 miles

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Date of Republication: March 2020