

TO LET

INDUSTRIAL PREMISES

Situated within an established industrial location in Bathgate, West Lothian

Rent on application

100% Small business rates relief

Premises extend to 208.68 sqm
(2,246 sqft)

Benefits from a roller shutter with a clearance height of approximately 3.28M

Suitable for a variety of uses subject to the appropriate planning consents



WHAT 3 WORDS



UNIT 3 INCHCROSS INDUSTRIAL ESTATE, BATHGATE, EH48 2HT

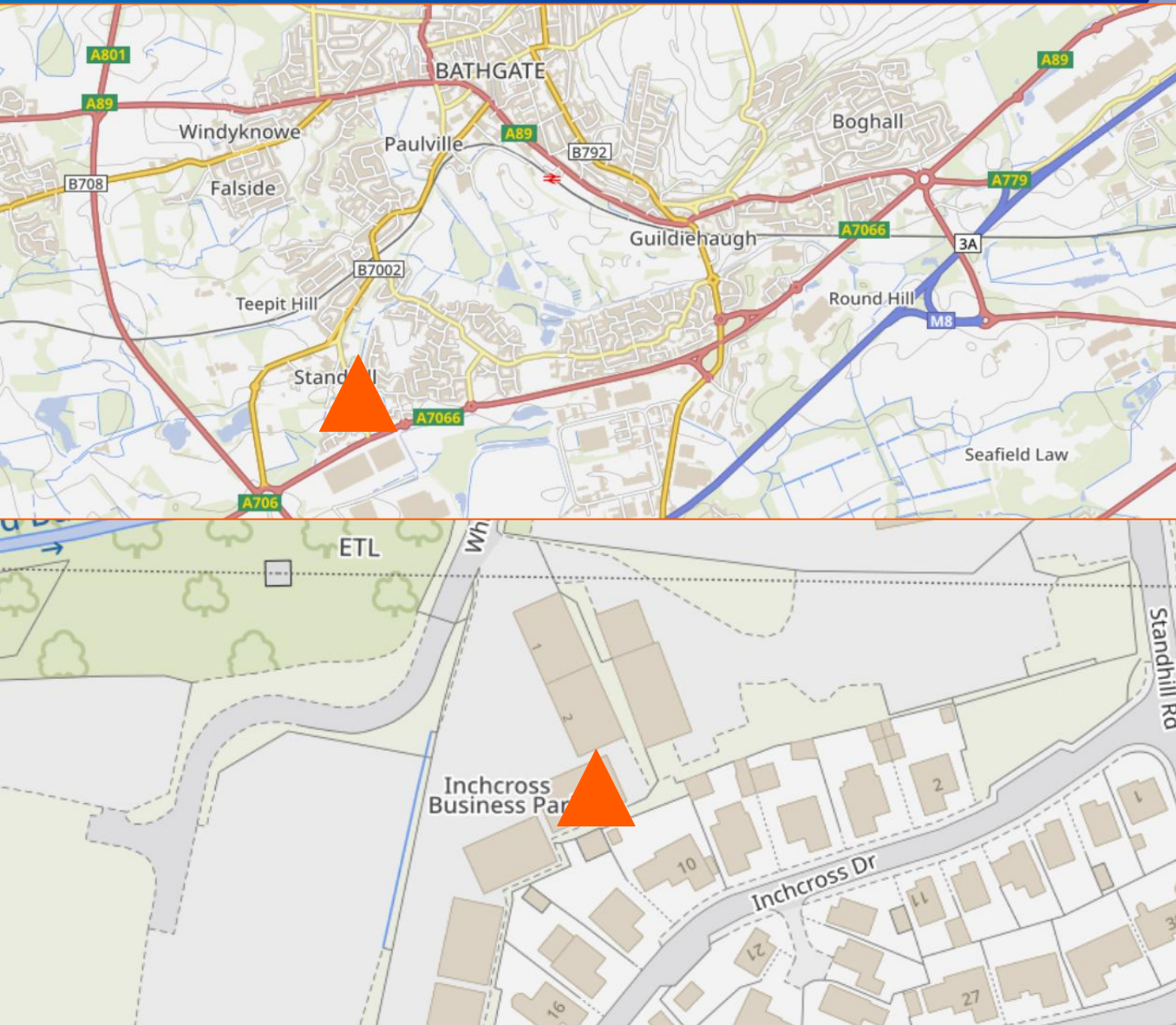
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Location

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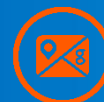


Location

Bathgate is an established West Lothian commuter town situated just off Junction 3a of the M8 motorway which is the main motorway linking central Scotland. Bathgate is located approximately 20 miles to the west of Edinburgh and approximately 30 miles to the east of Glasgow, approximately 5 miles to the west of Livingston.

More specifically, The subjects are located within Inchcross Industrial Estate which is an established industrial location just off Inchcross Drive on the southern outskirts of Bathgate within close proximity to Whitehill Industrial Estate.

**Industrial premises within
Bathgate, West Lothian**



FIND ON GOOGLE MAPS



Description

UNIT 3 INCHCROSS INDUSTRIAL ESTATE,BATHGATE, EH48 2HT



Description

The subjects comprise a detached industrial unit of traditional brick construction under a profiled metal-clad roof. Externally, the property benefits from a shared tarmacked yard and car parking area to the front elevation, providing convenient access and vehicle circulation.

Internally, the accommodation offers a spacious workshop/warehouse area, as well as ancillary office accommodation, a tea preparation area, & wc facilities. Access to the workshop is provided via a single roller shutter door with a height of approximately 3.28 meters, making the unit suitable for a range of industrial, storage, and trade counter uses.

Accommodation

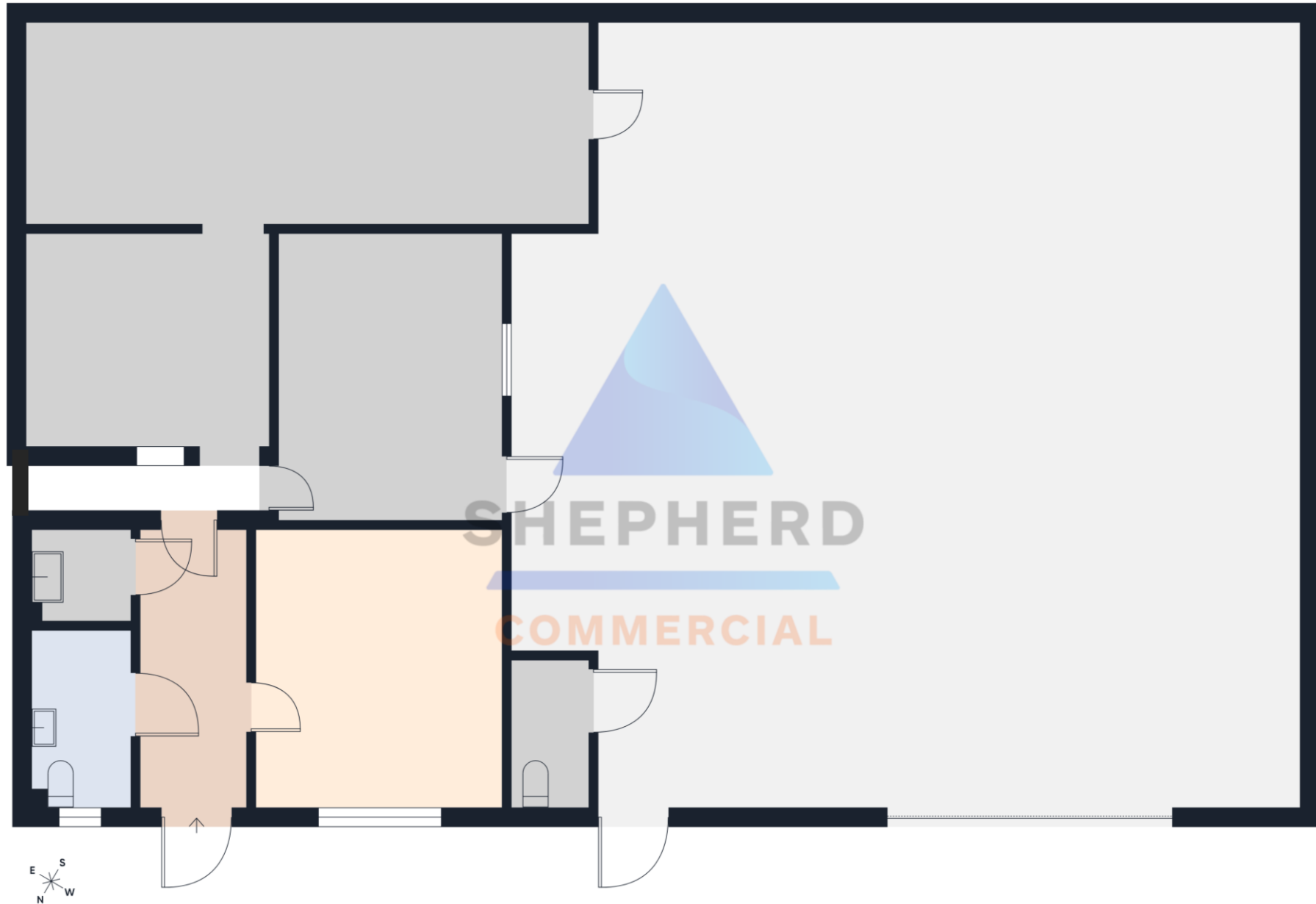
Description	m ²	ft ²
Workshop & offices	208.68	2,246
	208.68	2,246

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plans

UNIT 3 INCHCROSS INDUSTRIAL ESTATE, BATHGATE, EH48 2HT





Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Rent on application

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £11,300 which will allow for 100% rates relief subject to the tenant's other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **AUGUST 2026**

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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