

POTENTIAL  
FOR 100%  
RATES RELIEF

TO LET

EXISTING TENANTS INCLUDE:

**SCREWFIX**

DUNEDIN CANMORE  
GROUP

**acorn**  
industrial services limited

The **PaintShed**

 **HOWDENS** JOINERY CO.

**RFE**  
Robbie Fluid Engineering Ltd.

**TO LET**  
INDUSTRIAL/TRADE PREMISES

**UNIT 9 | INCHWOOD PARK | BATHGATE WEST LOTHIAN EH48 2FY**

[www.inchwoodpark.co.uk](http://www.inchwoodpark.co.uk)

**SMART**





#### Aerial Key

- Unit 9 | Phase 2 Inchwood Park
- 1 Catalent
- 2 Pyramids Business Park
- 3 To Edinburgh (A7066)
- 4 M8 Motorway
- 5 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 Queensferry Crossing is also only 15 minutes' drive providing quick and easy access to the north.

Inchwood Park is situated on the south-east side of Bathgate, close to Junction 3A of the M8 (Edinburgh – Glasgow). Bathgate town centre is within a couple of minutes' drive and Livingston centre is approximately 10 minutes.

## DESCRIPTION

The property comprises an end of terrace modern industrial/trade unit now available for immediate occupation.

Internally the minimum eaves height is 6m and there is a small reception/office at the front of the property together with toilet facilities. A 3-phase electricity supply is provided and a gas supply.

The roller shutter door is electrically operated and there is a good level of natural light provided by the translucent panels in the roof, supported by LED fitments.

A more detailed specification of the unit together with a plan of the current layout is available on request.



# UNIT 9 | INCHWOOD PARK

BATHGATE | WEST LOTHIAN EH48 2FY

SAT NAV REF: EH48 2FY



## ACCOMMODATION

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

**238.7 sqm (2,569 sqft)**

## ENTRY

Immediate entry is available.

## ENERGY PERFORMANCE RATING

A copy of the Energy Performance Certificate for this property is available upon request.

## VIEWING & FURTHER INFORMATION

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

**Ryden.co.uk**  
**0131 225 6612**

Neil McAllister

E: [neil.mcallister@ryden.co.uk](mailto:neil.mcallister@ryden.co.uk)  
DD: 0131 473 3212

**MONTAGU  
EVANS**

**0131 229 3800**

Bryce Stewart

Email: [bryce.stewart@montagu-evans.co.uk](mailto:bryce.stewart@montagu-evans.co.uk)  
DD: 0131 221 2454

## TERMS

The unit is available on full repairing and insuring terms.

For information on the rent required, please contact the marketing agents noted below.

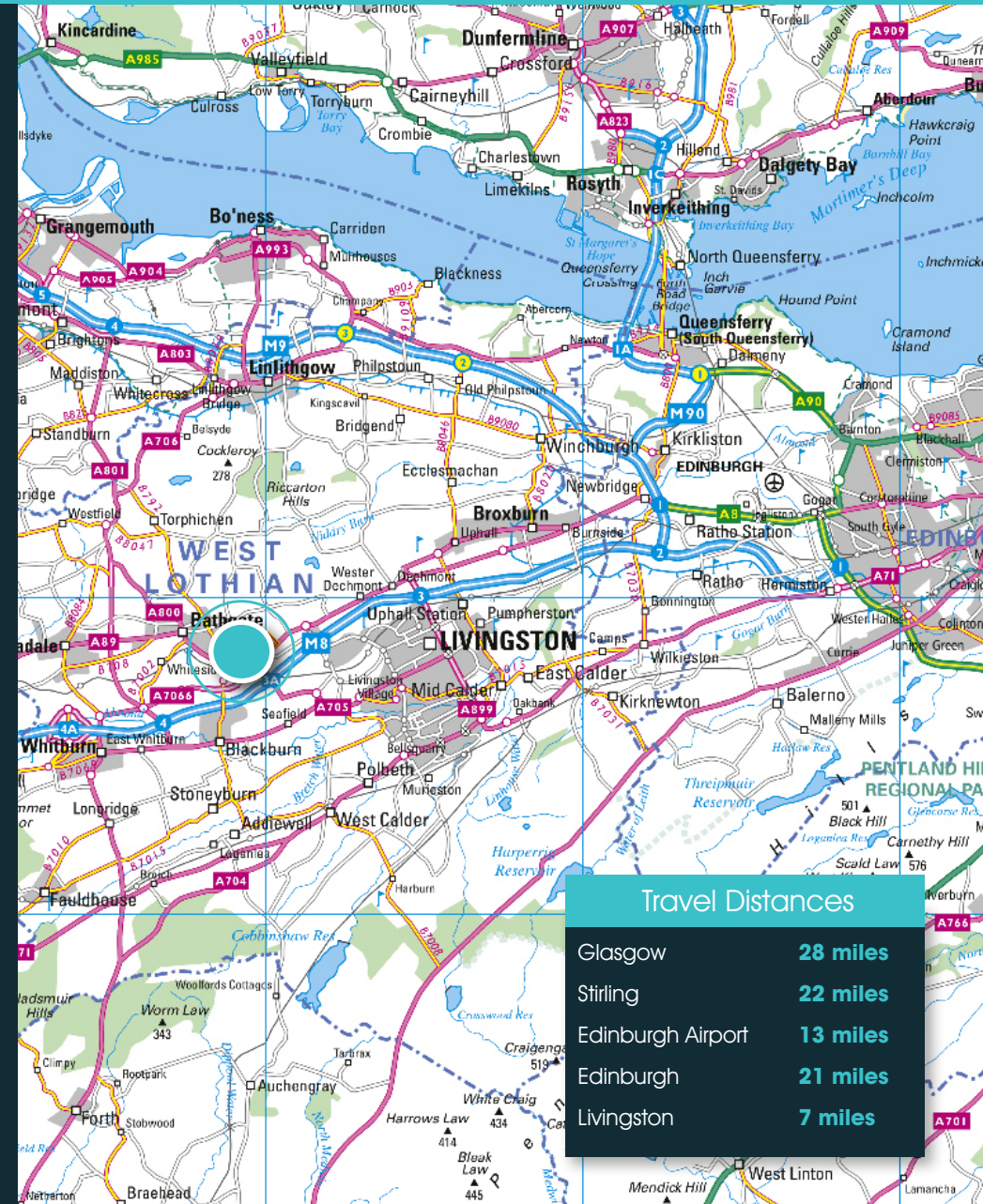
## RATEABLE VALUE

We have been advised that the property is currently assessed for rating purposes as follows:

**RV: £14,000**

Some tenants may be eligible for 100% rates relief on this property.

Interested parties should contact the Lothian Valuation Joint Board [www.lothian-VJB.gov.uk](http://www.lothian-VJB.gov.uk)



Ryden for themselves and for vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. (2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

Date of Republication: March 2020

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