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# To Let



## Pyramids Business Park, Bathgate, EH48 2EH

3,767 sq ft (349.97 sq m)

- The best connections
- Self contained
- Super on site facilities
- Flexible accomodation



### Location

Pyramids Business Park is located at junction 3 of the M8 Motorway, which runs along the southern border, and connects to Edinburgh and Glasgow city centres respectively 30 and 45 minutes from the Park. A place to collaborate, create and connect.

### Description

'The Annex' at the Pyramids is a self contained industrial unit extending to 3,767 sq ft which allows for flexible uses. The unit has main door access and a roller shutter door whilst also containing direct access to the office accommodation adjacent.

The unit consists of an open plan area with two smaller office rooms with windows around the perimeter. The unit also has large amounts of storage space and a self contained plant room. The roller shutter door is c.9 feet tall.

The unit benefits from phase 3 power, anti static concrete flooring, good floor to ceiling heights, air conditioning and heating.

### Specification

- Roller shutter door
- Anti static flooring
- Self contained
- Office accommodation within
- Air conditioning
- Heating
- Phase 3 power

### Viewings

Viewings are available through either of the joint agents.

### Accommodation

A self contained industrial unit with roller shutter door extending to 3,767 sq.ft. The property would be suitable for a variety of uses including industrial, lab, leisure, office, data centre or general storage.

Name	Sq ft	Sq m	Rent	Rates Payable	Availability
Ground - The Annex	3,767	349.97	roa	On application	Available
<b>Total</b>	<b>3,767</b>	<b>349.97</b>			

### EPC

This property has been graded as -.

### Rent

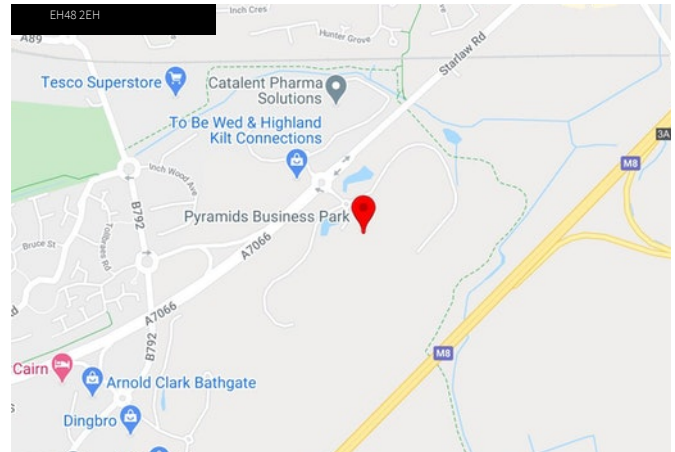
Rent on Application

### Business Rates

Rates payable: 2.45 per sq ft  
(based upon Rateable Value: 18,500.00)

### Service Charge

n/a



### Contacts

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