

EASTER INCH PARK

BATHGATE | WEST LOTHIAN | EH48 2EQ

TO LET



MODERN WAREHOUSE / INDUSTRIAL UNITS

Units available to suit a variety of size requirements

5,000 TO 20,000 SQ FT (464.5 to 1,858 SQ M)



Location

The development is located within West Lothian, on the south side of Bathgate town centre. The property is very well located in terms of transport links being situated in close proximity to both Junctions 3A and 4 of the M8. This is the arterial motorway which links Edinburgh in the East and Glasgow in the West which are around a 30 and 40 minutes drive away by car respectively.

These excellent transport links mean that this development is well placed to serve many key locations across Scotland's central belt.

The property is situated in Easter Inch Park, a popular industrial and trade location off Easter Inch Road, immediately accessible from the A7066.

Description

A total of 20,000 sq. ft. of modern industrial space is available with the potential for sub-division into smaller units from 5,000 sq.ft to suit a variety of size requirements.

Current Occupiers

1a	City Electrical Factors
1b	Northern Gas Heating
2a/b	Dingbro
7	Sci-Print
8	Lothian

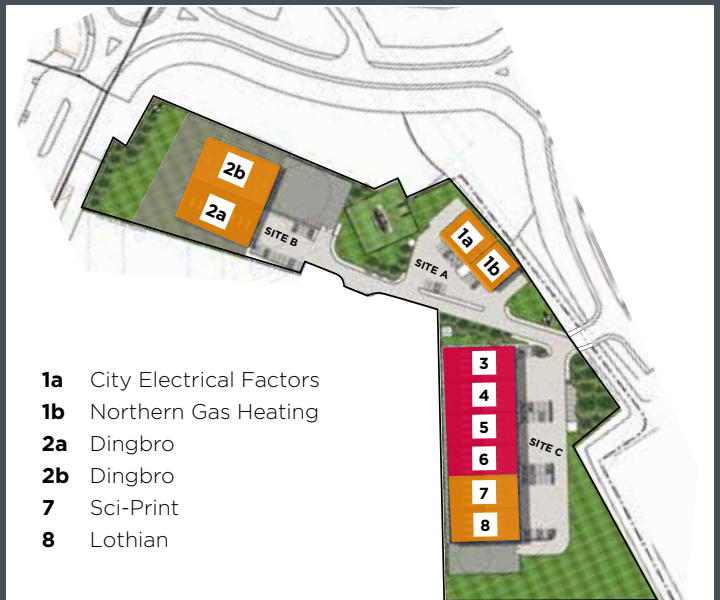
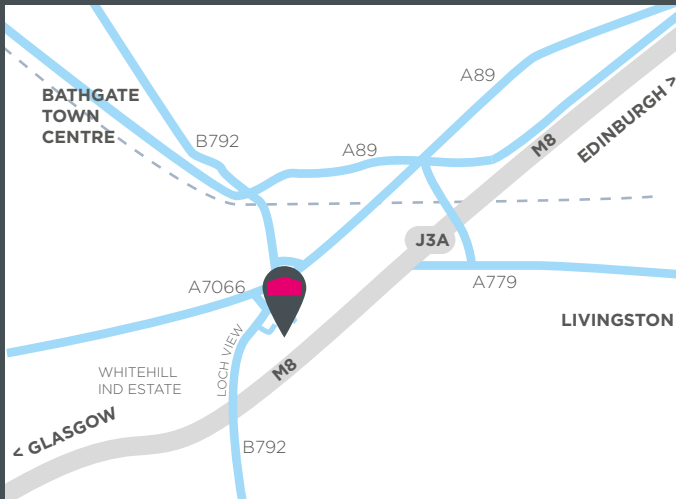
Other larger occupiers in the surrounding area include Rowan Timber and Wincanton.

Specification

- Modern fully insulated steel clad space
- Minimum eaves height - 6m
- Glazed pedestrian access door
- Roller shutter door for vehicular access (5.1 x 4.2m)
- Tarmac yard and loading to front with dedicated parking
- Potential to fit out to tenant requirements



Location Map & Siteplan



Energy Performance Certificate

EPC Ratings:

3C = D

4C = D+

5C = D+

6C = D+

Terms

Please contact the joint agents Ryden and JLL for further information on the quoting rental and any incentives available.

The fit out of the unit may be incorporated into the incentive package, subject to the other terms of the lease.

Entry

Entry date to be discussed on an individual basis and will depend on whether subdivision of the space is required.

Service Charge

An estate service charge is payable on a pro-rata basis, with further details being available from the joint agents.

VAT

VAT will be chargeable on the rent and all other obligations associated with the lease.

Legal Costs

Each party will bear their own legal costs in connection with the letting.

Further Information

For further information please contact the joint letting agents:

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