



TO LET

INDUSTRIAL

Whiteside Industrial Units

Fully refurbished Industrial/Workshop/Storage units available

Units suitable for a variety of uses

Units ranging from 3,000 sqft – 8,535 sqft

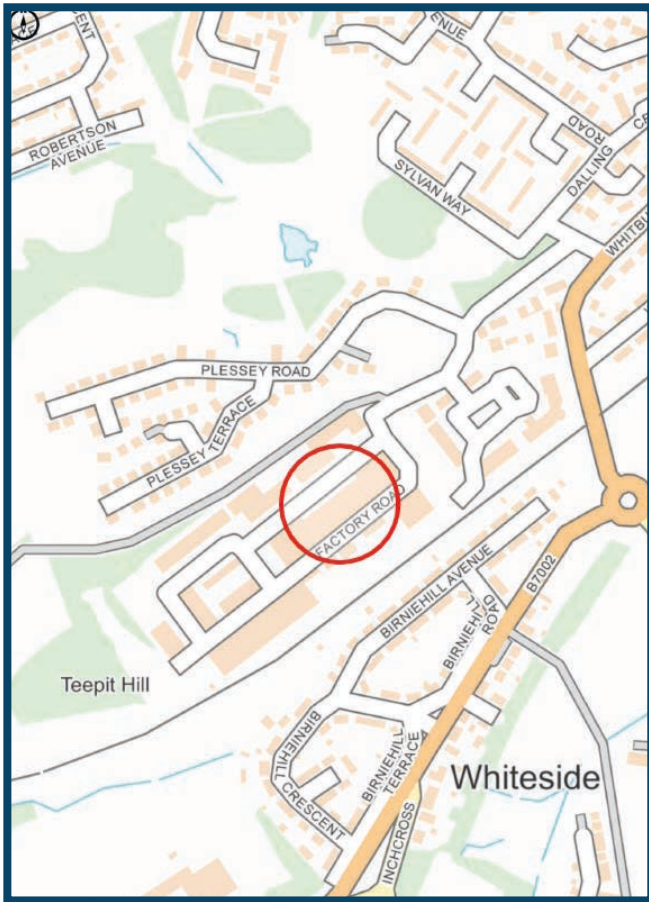
Popular and well established trading estate with excellent transport links

Units available from £5.50 per sqft

LOCATION

Whiteside Industrial Estate is located in the popular commuting town of Bathgate in West Lothian which has a resident population in the order of 21,000. Bathgate is ideally located and accessed just off the M8 motorway approximately 5 miles west of Livingston. Bathgate is situated approximately equal distance from both Edinburgh and Glasgow. The M9 motorway is located a short distance to the north providing excellent commuting links to the north whilst the M74 can be accessed from the M8 at the Coatbridge junction.

More specifically, Whiteside Industrial Estate is located to the south of Bathgate town centre with access gained from Whitburn Road leading onto Whiteside Cottages. The estate is easily accessible and is just minutes from Junction 4 of the M8.



DESCRIPTION

The development comprises a series of industrial units, with construction recently completed with a full repurposing of a former factory premises. Each unit benefits from the following:

- WC
- Electrically operated roller shutter
- Full internal and external refurbishment
- Translucent roof panels.
- Ability to connect multiple units.
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Units 4 & 5 benefitting from parking area and are suitable for certain vehicle related trades.

ACCOMODATION

The properties are subject to final measurement, however areas based on plans are as follows:

Unit	Sq.ft	Sq.m
4	3000	279
5	3000	279
7	80000	743
8	3000	279
9	3000	279
10	3000	279

RENT

Rents will be available on a Full Repairing and Insuring lease for a negotiable period and will be within the range of £5.50 per sqft - £6.50 per sqft, depending on unit size and use.

RATES

The properties will require to be re-assessed upon completion of sub-division works.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of sub-division refurbishments and legal formalities.

FURTHER INFORMATION:

Strictly by contacting the letting agents:-

DM Hall LLP
17 Corstorphine Road
Edinburgh
EH12 6DD

Tel: 0131 624 6130 (Agency Department)

Fax: 0131 477 6016

Email: Ross.Chinnery@dmhall.co.uk
Graeme.Pollock@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

REF: ESA2082

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