

DM HALL

To Let

Industrial Workshop

14F Blackburn Road,
Bathgate,
EH48 2EY



414.29 SQ M
4,460 SQ FT

Property Details

- Workshop/Industrial Premises
- Internal Office Accommodation
- High Eaves & Loading Door
- Dedicated Parking
- £18,000 per annum exclusive

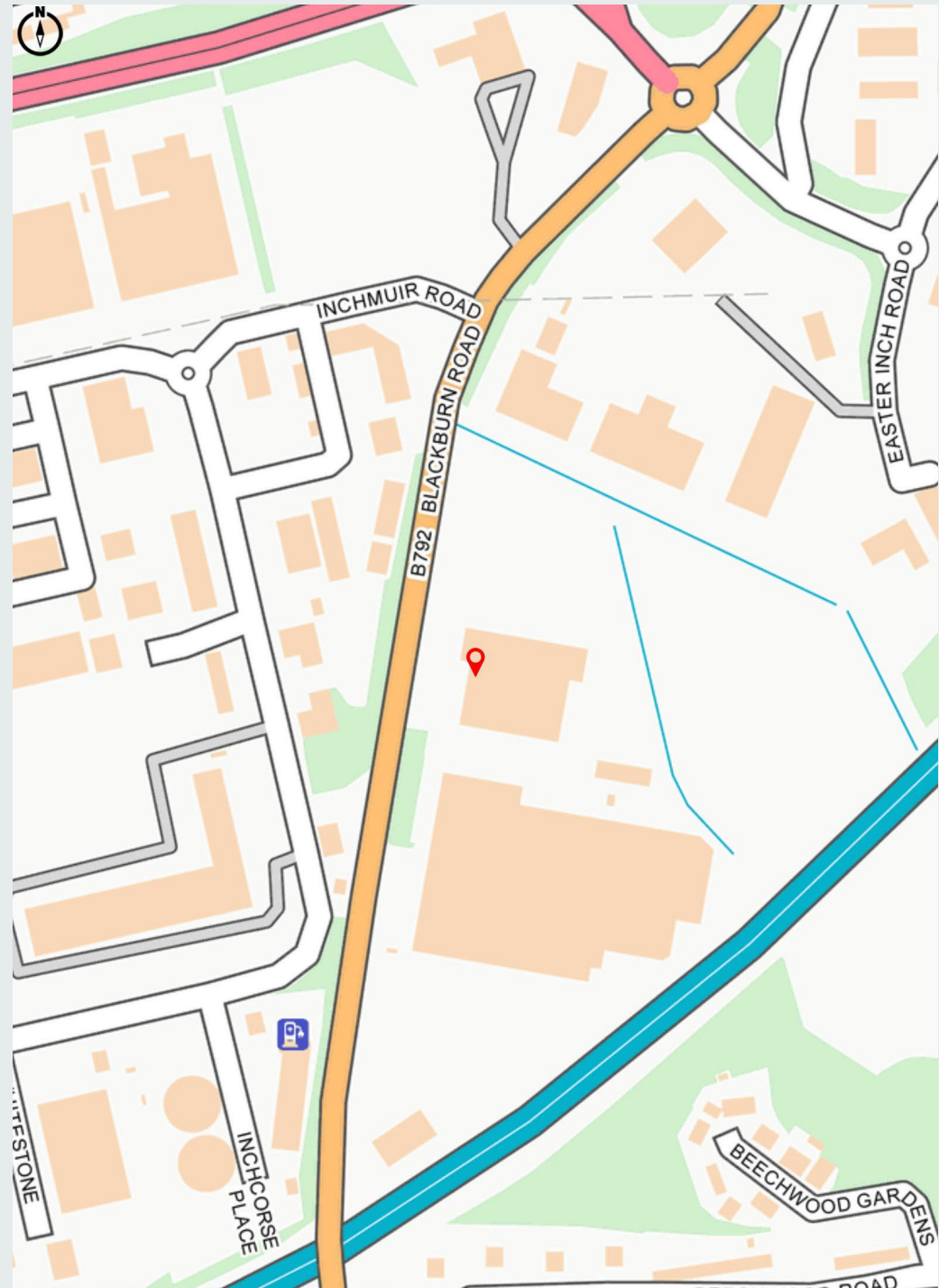
LOCATION:

The unit is located on Blackburn Road within Bathgate just south of the town centre itself occupying a prominent roadside location. Blackburn Road is a busy thoroughfare, (B792) linking Bathgate to the south as well as granting access to the other West Lothian towns.

Bathgate itself is an established commuter town within West Lothian having a population in the region of 20,000 people lying approximately 20 miles west of Edinburgh city centre and 6 miles west of the largest West Lothian town of Livingston. The town is also accessible directly off the M8 and lies approximately 28 miles east of Glasgow.

Nearby commercial occupiers include mainly local covenants of an industrial nature as well as a retailer known as Glenmore Mobility and Furniture Warehouse which is situated in the adjacent premises.

The location of the subjects can be seen on the map:



Property Details

DESCRIPTION:

The unit comprises a mid-terrace industrial unit with internal carpeted offices, and separate welfare facilities.

Internally, the space benefits from a concrete floor, good natural lighting, and high eaves of circa 4.7m.

The unit benefits from a vehicular loading door with a height of approximately 3.68m.

Opposite the loading door, there is a dedicated fenced parking area.

Unfortunately, this unit is unsuitable for vehicle-related trade.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Workshop & Office	414.29	4,460
TOTAL		414.29	4,460

SERVICES:

A service charge applies to the subjects currently estimated at £0.50/sq ft.

TENURE:

The subjects are available on standard commercial lease terms for a period of 5 years.



Property Details

ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £23,700 per annum.

PROPOSAL:

Rental: £18,000 per annum exclusive.

LEGAL COSTS:

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

VAT:

All prices quoted are exclusive of VAT which is chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

DM HALL



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RICS



Make an enquiry

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