

# 36F Inchmuir Road

WHITEHILL INDUSTRIAL ESTATE, BATHGATE, EH48 2EP

To Let - Modern Industrial Warehouse with Dedicated Yard - 3,517 sq ft



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## KEY HIGHLIGHTS

- 24-Hour access
- Dedicated secure yard + car parking
- Office accommodation
- 3x Electric roller shutter doors
- Close proximity to J3A/J4 of the M8 motorway
- 2x Mezzanines
- Eaves height of 4.66m rising to 5.72m

## LOCATION

Whitehill Industrial Estate is a well established industrial area located between Bathgate and Blackburn, in West Lothian. It is located approximately 20 miles west of Edinburgh and 28 miles east of Glasgow. Access to the area is via Junction 3A or 4 of the M8 motorway and the property is located in the heart of Whitehill Industrial Estate.

Nearby occupiers include Drummonds Distribution, Royal Mail Group, Malcolm Logistics and LumriaDx. Further afield, Aldi, Amazon and Schuh all have their Scottish Logistics Depots within a 5 minute drive of the subject property.

## DESCRIPTION

36F Inchmuir Road is a modern detached industrial facility providing high quality warehouse/storage space. Externally, the unit benefits from a dedicated secure yard providing parking and loading facilities.

Internally, the unit is divided into three bays, with each bay benefitting from an electric roller shutter door. The main section of the unit also provides high quality office accommodation and staff welfare facilities. Other benefits include three phase power, eaves height of 4.66m and gas fired warm air blowers.

The unit also benefits from two mezzanines.

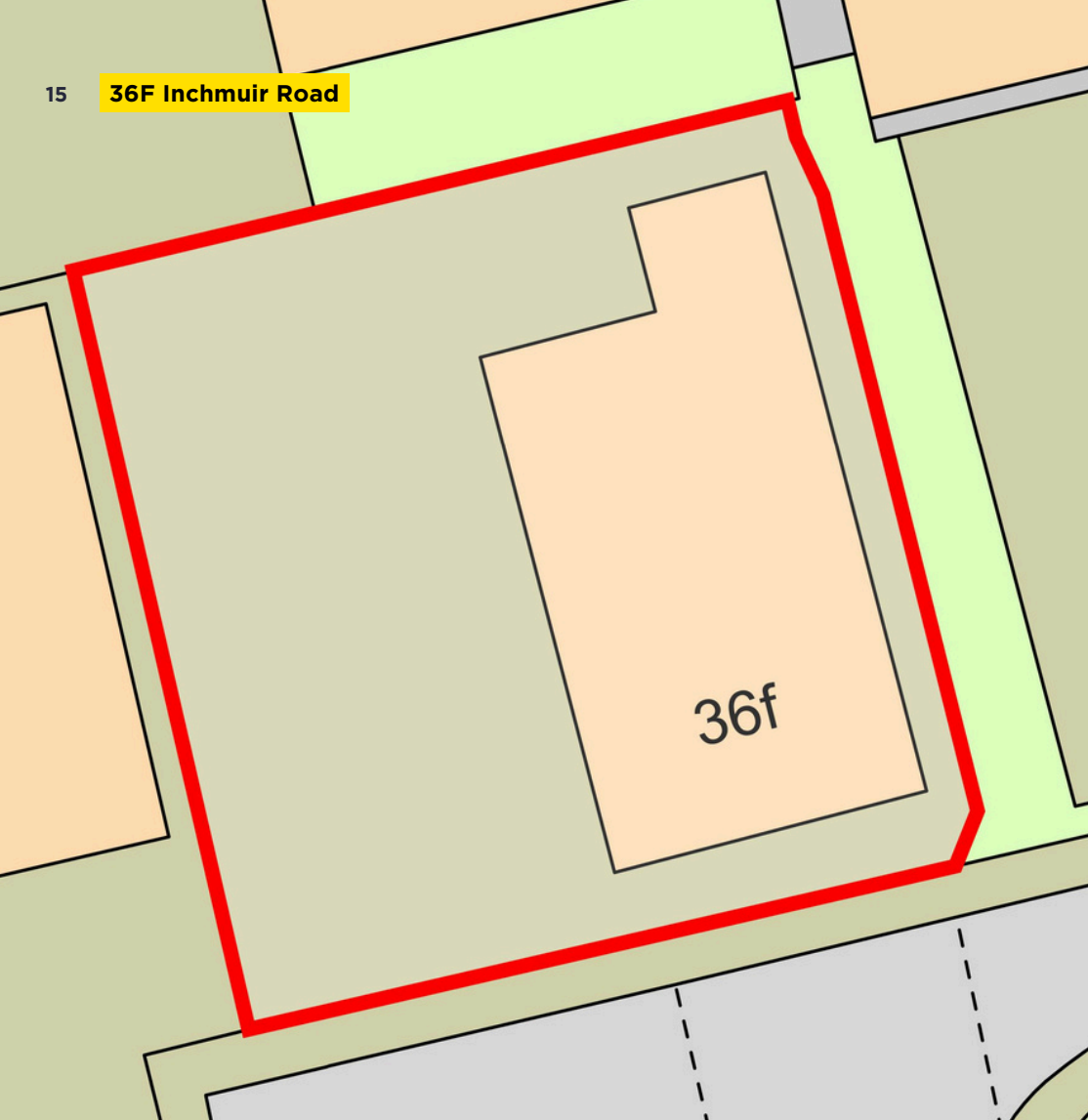


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## ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

Name	sq ft	sq m
Warehouse	2,811	261.15
Offices	706	65.59
<b>Total</b>	<b>3,517</b>	<b>326.74</b>
Mezzanine(s)	1,074	99.77
External Yard	5,924	550.35



### IMPORTANT NOTICE

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Designed and produced by Savills Marketing: 020 7499 8644 | June 2024

## LEASE TERMS

The premises are available on new Full Repairing & Insuring (FRI) lease terms. Please enquire direct to the agents for further information on costs.

## LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the tenant being responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax (LBTT) and VAT thereon.

## ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

## RATEABLE VALUE

The property has a Rateable Value of £27,300 (April 2023) as listed on the Scottish Assessors Website ([www.saa.gov.uk](http://www.saa.gov.uk)).

## CONTACT

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