

## **TO LET**

**159A WEST MAIN STREET  
WHITBURN  
WEST LoTHIAN  
EH47 0QQ**



**GOOD QUALITY OFFICE AND WORKSHOP  
2122 SQ.FT/ 197 SQ.M  
FLEXIBLE LEASE TERMS**

**Munro House, Quarrywood Court, Livingston Village, Livingston EH54 6AX  
Telephone: 01506 497010 Email: [mail@japollock.co.uk](mailto:mail@japollock.co.uk)**

## Location

Whitburn is approximately 20 miles to the West of Edinburgh and 25 Miles to the east of Glasgow. Easy access is available to the M8 motorway at junction 4 (5 minutes drive), with Edinburgh and Glasgow approximately 35 minutes drive in each direction.

Situated on the main route through Whitburn (A705) the property is within a few minutes walk of the town centre.

## Description

The property comprises a good quality office, with an adjoining warehouse/ workshop area.

Key benefits include:

- Alarm
- M/F toilets
- Tea prep area
- Parking
- Shared gated access to private spaces.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and is as follows:

	Sq.m	Sq.ft
Offices	83.27	896
Workshop	113.9	1226
Total	197	2122

## Rates Assessment

The property has been assessed with a Rateable Value of £6200, making rates payable in the region of £2523 pa, based on a rate poundage of 40.7p in the £ (2010-11 figures). Occupiers may be eligible for discretionary rates relief.

## Rent

Offers in the region of £17,000 per annum are requested.

## Lease terms

The property is available on a new commercial lease on Full Repairing and Insuring Terms, for a minimum lease of 3 years.

## Viewing

Viewings will be arranged through the sole agent only

## VAT

VAT Is charge on all payments to the landlord

## Planning

The property has existing planning consent for uses falling within Class 4 of The Scottish Use Classes Order. This includes Office and Light Industrial uses.

## Entry

By arrangement but no earlier than August 2010.

## Further Information

For further information, please contact:

JA Pollock, Property Consultant  
Munro House, Quarrywood Court  
Livingston Village, Livingston  
EH54 6AX

Contact- Jim Pollock/ Graeme Pollock/ John Dunsmore  
Tel- 01506 497010  
e-mail- mail@japollock.co.uk



The owner of the property does not make or give and neither J.A.Pollock nor their employees have authority to make or give any representation or warranty whatever in relation to this property. These particulars are believed to be correct and where practicable, reasonable steps have been taken to ensure their accuracy, but this can not be guaranteed and the particulars are expressly excluded from any contract. J.A.Pollock and their employees accept no responsibility for information supplied to them by the owner or by any third party. Date of preparation May 2010.