

# To Let

## Flexible Lease Terms

Office Suites 550 sq ft to 2200sq ft  
Units 1-3, Waverley Street Industrial Units  
Bathgate, EH48 4HY



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## LOCATION

Bathgate is situated approximately 2 miles north of Junction 4 of the M8 motorway, approximately 19 miles west of Edinburgh and 28 miles east of Glasgow. The town has a residential population of approximately 16,000 people.

The property is situated on the south side of Waverley Street close to the prime pedestrianised shopping location in the town. Nearby occupiers include Boots and W H Smith.

## DESCRIPTION

The premises which front Waverley Street are occupied as a single unit but can be readily split back to 3 units. Steel framed with metal cladding walls and roofs the units have been fitted out as offices with suspended ceilings, carpeting and electric heating.

It is understood that 6 allocated parking spaces are included in the lease but there is a generous supply of parking spaces on the site.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring of Practice (6th Edition) and the approximate Net internal areas are as follows:

Unit 1	550 sq ft
Unit 2	550 sq ft
Unit 3	1100 sq ft

## RA

We understand that the annual rates burden for all 3 units is in the region of £4,000 per annum.

## TERM

The property is available for assignment, sublet or on a new commercial lease on flexible terms on a full repairing and insuring lease.

## RENT

Based on a sublet for 2½ years the rental for the total area is £22,000 per annum plus Vat.

## FURTHER INFORMATION

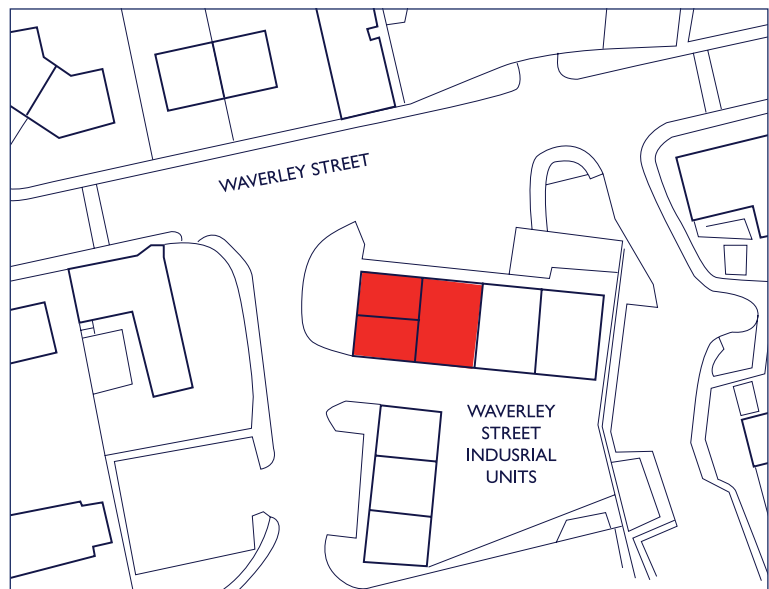
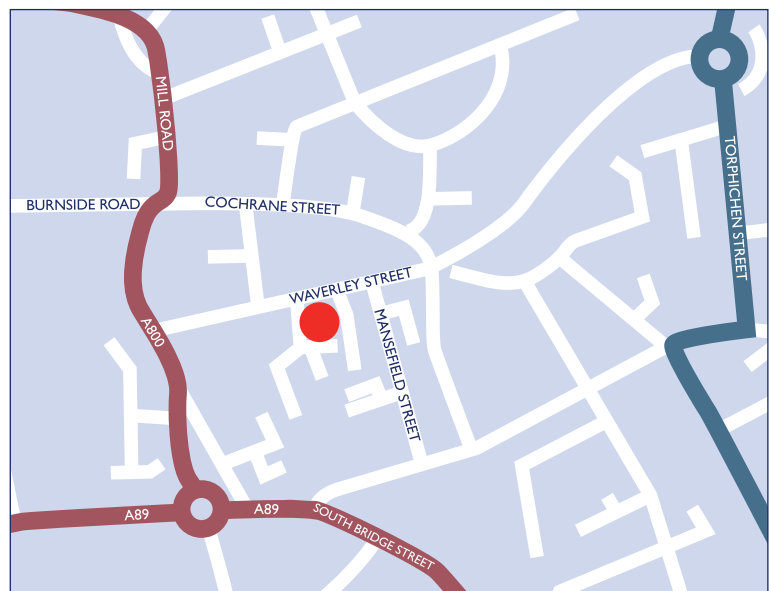
Rental figures for single units or for one of the other tenancy options are available on request.

## VIEWING

By appointment with the agents.

## ENTRY

On completion of Legal Missives.



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