

FIVE SISTERS BUSINESS PARK EH55 8PN
WESTWOOD HOUSE



OFFICE UNITS FROM 240 SQUARE FEET TO 5,500 SQUARE FEET
AVAILABLE ON FLEXIBLE LEASE TERMS

DESCRIPTION

Westwood House is an 11,000 square foot office building on the Five Sisters Business Park, West Calder. The east wing of this single storey building is leased to Bethell Power Limited and the balance is being offered on a flexible lease basis in suites from 240 square feet to 5,165 square feet.

The accommodation which benefits from a generous parking provision can be offered fully furnished and the rental can be structured to cover:-

- Rent
- Rates
- Building insurance
- Maintenance
- Cleaning
- On site facility management

DESCRIPTION

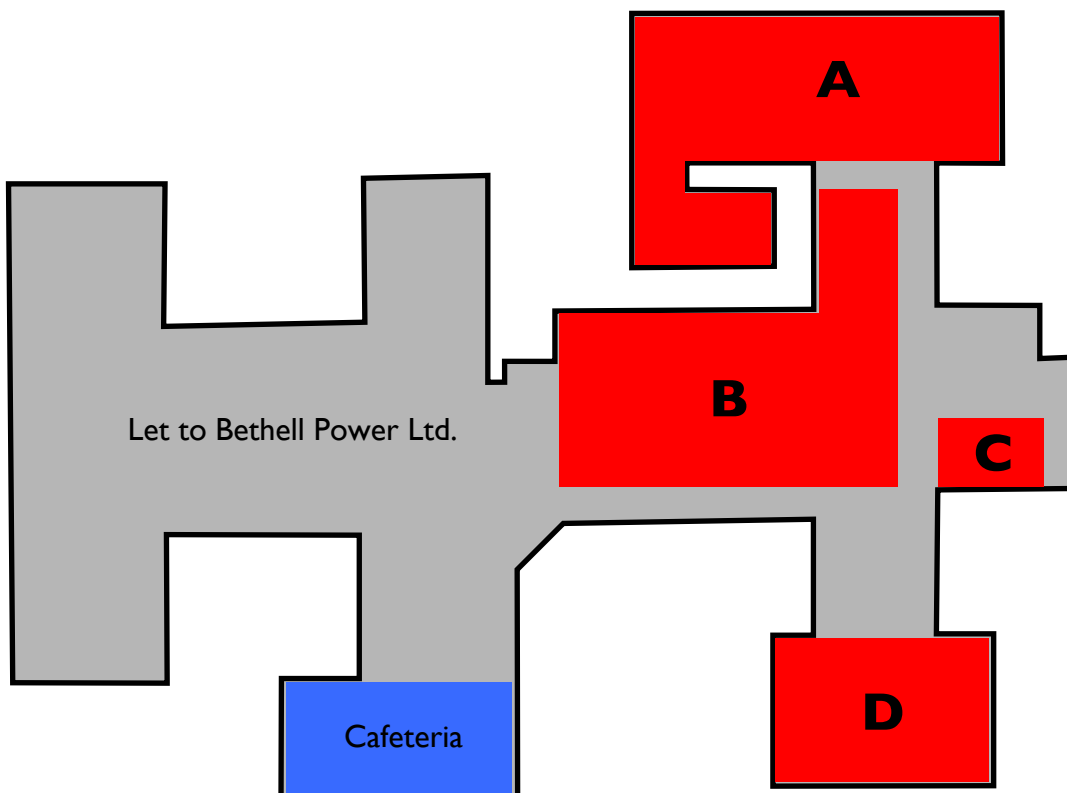
The property is available on flexible terms subject to a minimum of six months on an all inclusive rent based on £20 per square foot per annum. VAT will be charged on all payments to the landlord.

LEGAL FEES

Each party shall be responsible for their own legal costs incurred in the transaction.

ENTRY

Immediate.



LEGEND

A = 1,864sq.ft.

B = 2,128sq.ft.

C = 242sq.ft.

D = 931sq.ft.

Total = 5,165sq.ft.

LAYOUT PLAN