

To Let
Unit 2
Whitehill Business Units
Inchmuir Road
Bathgate
EH48 2EP



2,500 SQ.FT / 232 SQ.M
Highly Visible Location
Large Office Fitout

LOCATION

Whitehill Industrial Estate is located between the West Lothian towns of Bathgate and Blackburn, and is situated approximately twenty miles to the west of Edinburgh. Access to the locality is readily available from Junctions 3A and 4 of the M8 Motorway

The property is situated at the entrance to Whitehill Industrial Estate, and is extremely visible from Blackburn Road.

Occupiers in the immediate vicinity include Sneddon Paints, Sitelink Communications, and SLS Engineering supplies.

The exact location of the subjects is shown below

DESCRIPTION

The development, situated at the entrance to the estate, comprises 5 terraced business units, Unit 2 is a highly visible office, fitted out to a high standard with carpeting and partitioning. There is an excellent car park provision and good circulation space.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice, (Sixth Edition) and its definition of Gross Internal Area, and is as follows:

Gross Internal Area- 2,500 SQ FT/232 SQ M

RATEABLE VALUE

According to the Valuation Roll, the property has a Rateable Value of £15,700, which based on the current rate poundage of 46.6p in the £ the cost attached to non-domestic rates would be £7,316. (2017/18)

ENTRY

Entry can be given on completion of legal formalities.

LEGAL COSTS

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

RENT

Our clients are seeking somewhere in the region of £22, 500 per annum

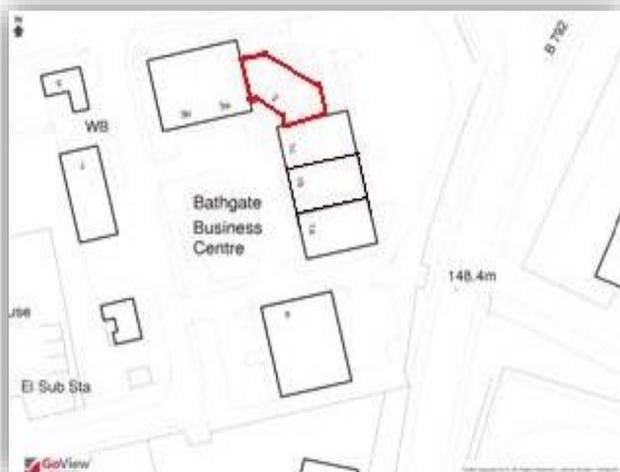
For Further information, or to arrange a viewing, please contact



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