

## TO LET

Polbeth Industrial Estate

Unit 1

West Calder

EH55 8TJ



- 1,550 sq.ft/144 sq.m
- Workshop Unit
- Ample Parking

## LOCATION

The premises are in Polbeth Industrial Estate which is located off the A71 between the villages of Polbeth and West Calder. The development is approximately 10 minutes walk from West Calder Train Station (which serves the Edinburgh-Glasgow line), and 10 minutes drive from Livingston Town Centre.

Neighbouring occupiers include Mulholland Contracts, ARC Printing and The Nasmyth Group.

## DESCRIPTION

The units benefit from the following:

- Full height up and over shutter door
- 4m eaves height
- Gas fired warm air blowers
- Intruder alarm
- Ample common parking

## ACCOMODATION

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

Gross Internal Area – 1,550 sq.ft/144 sq.m

## RATES ASSESSMENT

The property has been assessed with a Rateable Value of £7,200, making rates payable in the region of £3,456 pa, based on a rate poundage of 48p in the £ (2018-19 figures). Occupiers may be eligible for discretionary rates relief.

## AVAILABILITY

The property is available for immediate entry

## LEASE TERMS

The property is being offered on a 3 year full repairing and insuring lease, at a rental of £7750 per annum plus VAT

## USE

The property has existing planning consent Light Industrial, General Industrial, and Storage & Distribution.

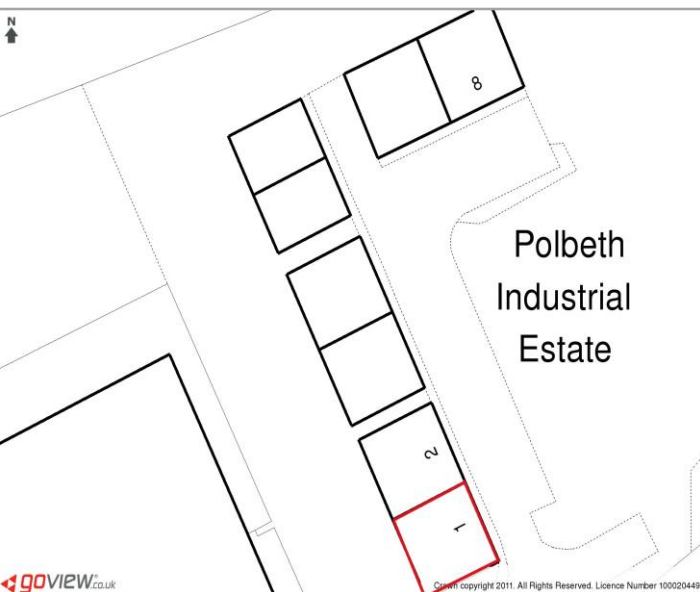


For Further information, or to arrange a viewing, please contact



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