

DM HALL

To Let

**Industrial /
Warehouse /
Storage**

**1 / 1 Whiteside
Industrial Estate,
Bathgate
EH48 2RX**



**1,145 SQ M
12,326 SQ FT**

Property Details

- Industrial / warehouse / storage premises for lease
- Situated within popular and desirable West Lothian Industrial Estate
- Vehicle related trade may be considered, specific use depending
- Roller shutter height 4.72m / low eaves 7.75m / apex 9.57m
- Dedicated and secure yard area to side of premises
- Offers over £60,000 per annum (exc. of VAT)

LOCATION:

Whiteside Industrial Estate is located in the popular commuting town of Bathgate in West Lothian which has a resident population in the order of 23,000. Bathgate is strategically located and accessed just off the M8 motorway approximately 5 miles west of Livingston.

More specifically, Whiteside Industrial Estate is located to the south of Bathgate town centre with access gained from Whitburn Road leading onto Whiteside Cottages. The estate is easily accessible and is just minutes' drive from Junction 4 of the M8.



Property Details

DESCRIPTION:

The subjects comprise an end-terraced industrial premises of steel portal frame construction, surmounted by profile metal sheet cladding and internal solid concrete load-bearing floor.

The building is accessed via an electric roller shutter and pedestrian entrance door to the north-side elevation, with a secured and dedicated palisade fenced yard and security gate noted to the west side of the building. The yard comprises a primarily hard-standing surface coverage and extends to approximately 0.19 acres (0.07 hectares).

ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Warehouse	Industrial / warehouse / storage	1,145	12,326

LEASE TERMS:

The subjects are available on a new Full Repairing and Insuring Lease for a term to be agreed with an asking rental of offers over £60,000 per annum (exc. of VAT).

ENERGY PERFORMANCE:

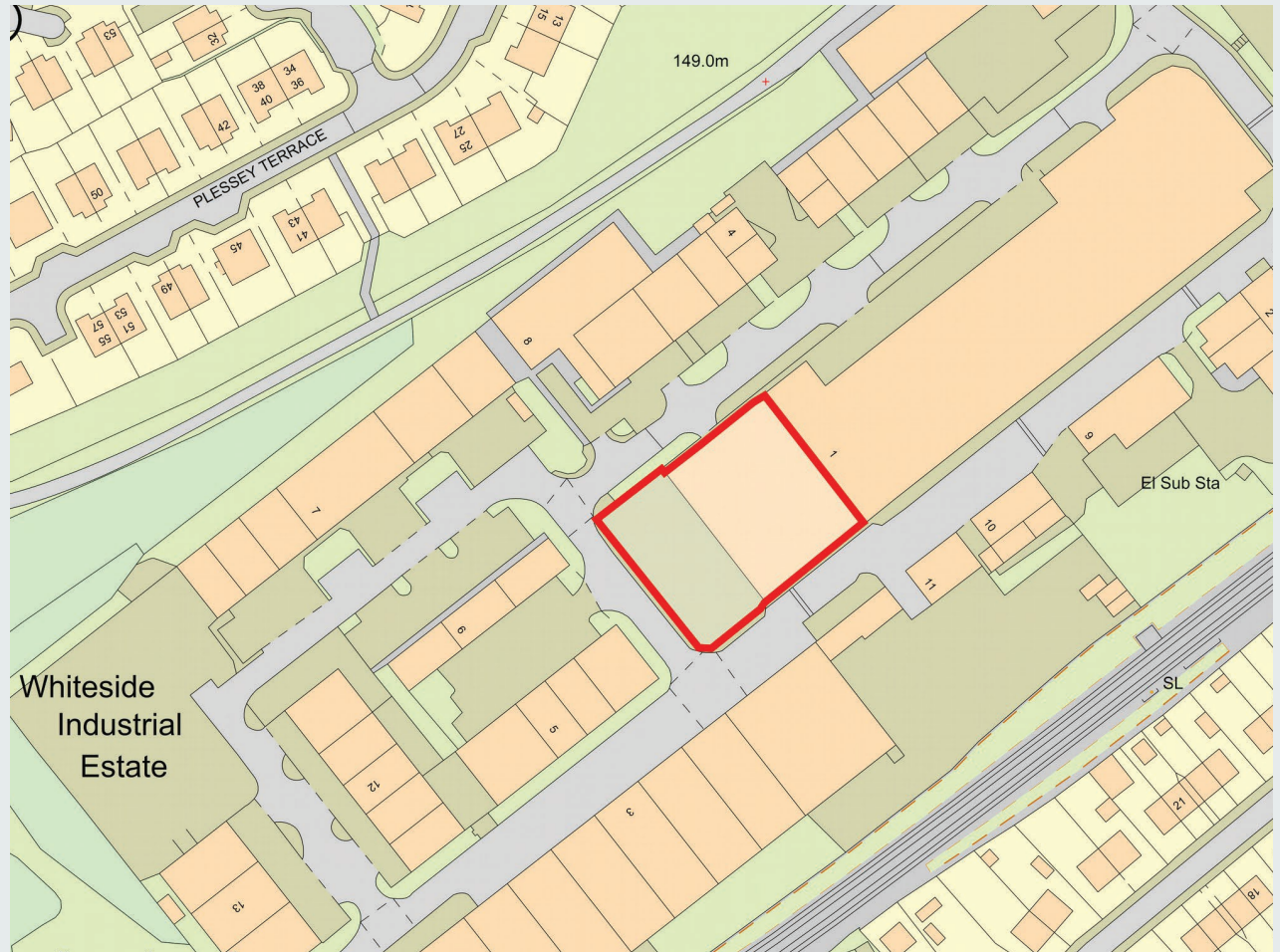
A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is #

NON DOMESTIC RATES:

The subjects will require to be re-assessed upon occupation of the new tenant.

PROPOSAL:

All proposals to lease should be directed towards the sole leasing agents at the below details.



Property Details

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which is chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents: -

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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DM HALL



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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors