

# DM HALL

To Let

Industrial

7C Whiteside  
Industrial Estate,  
Bathgate,  
EH48 2RX



271.83 SQ M  
2,926 SQ FT

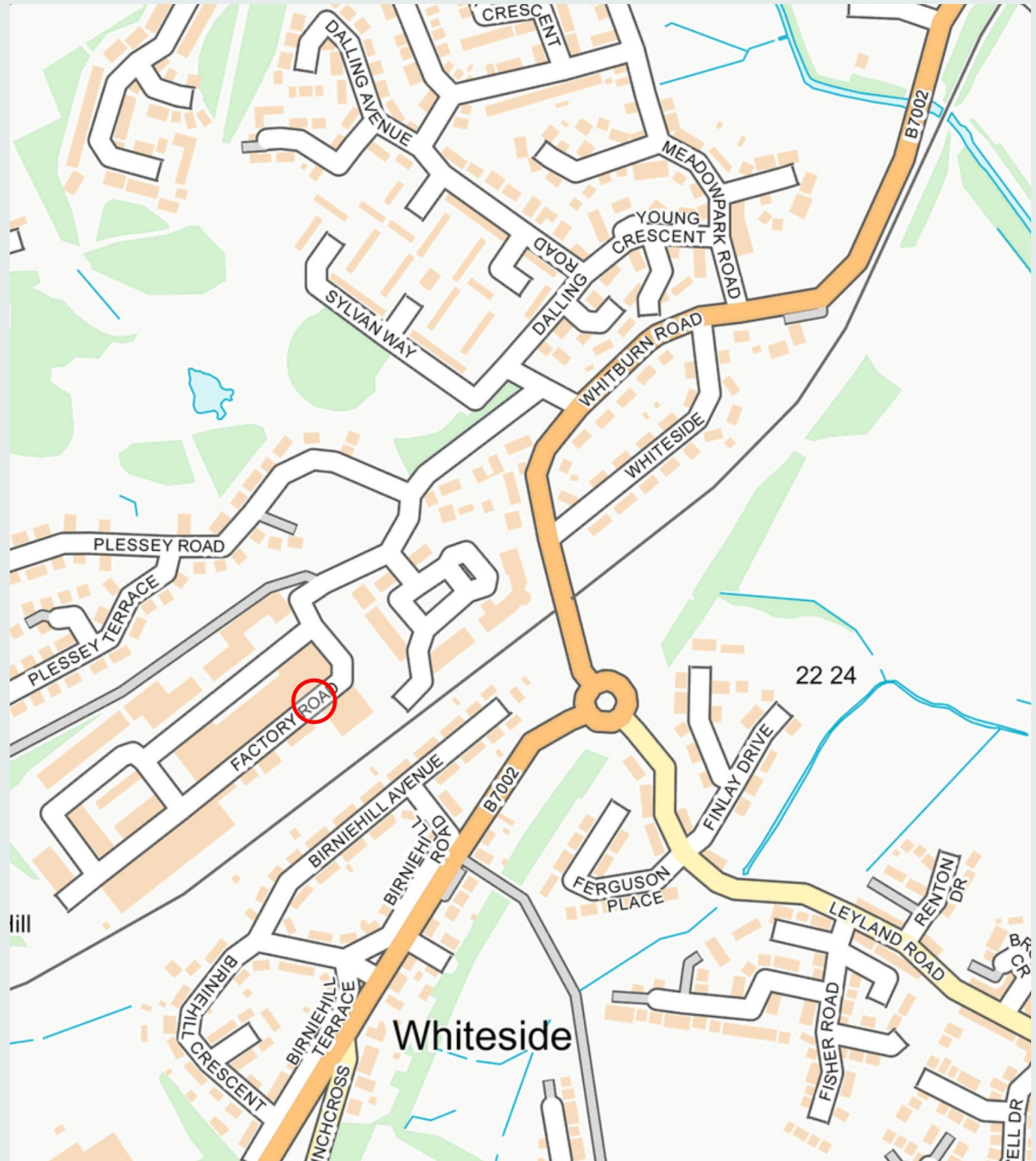
# Property Details

- Industrial/workshop/storage premises for lease
- Situated within popular and desirable Whiteside Industrial Estate
- Some forms of vehicle related trade may be considered
- Rental of £16,800 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 21,000. Bathgate is ideally located and accessed just off the M8 motorway approximately 5 miles west of Livingston. Bathgate is situated approximately equal distance from both Edinburgh and Glasgow. The M9 motorway is located a short distance to the north providing excellent commuting links to the north whilst the M74 can be accessed from the M8 at the Coatbridge junction.

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.



### DESCRIPTION:

The development comprises a series of terraced industrial units of steel portal frame construction with profile metal sheet cladding, surmounted by a profile metal sheet roof covering that incorporates translucent roof panels. The premises benefits from the following:

- W/C accommodation
- Block portioned office
- Electrically operated roller shutter
- Recent internal and external refurbishment
- Translucent roof panels
- Solid load bearing concrete floor

### 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
Total	Industrial, workshop, storage, W/C, offices	271.83	2,926

### SERVICES:

We understand the premises to benefit from mains electricity, water and sewerage.

### LEASE TERMS:

The subjects are offered on a new Full Repairing and Insuring lease agreement for a term to be agreed.

### ENERGY PERFORMANCE:

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

### NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £11,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.



# Property Details

## PROPOSAL:

All proposals to lease should be directed towards the sole marketing agents on the below 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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**RICS**