

# DM HALL

## To Let

Industrial /  
Warehouse /  
Workshop



14D  
Blackburn Road  
Bathgate  
EH48 2EY

580.02 SQ M  
6,243 SQ FT

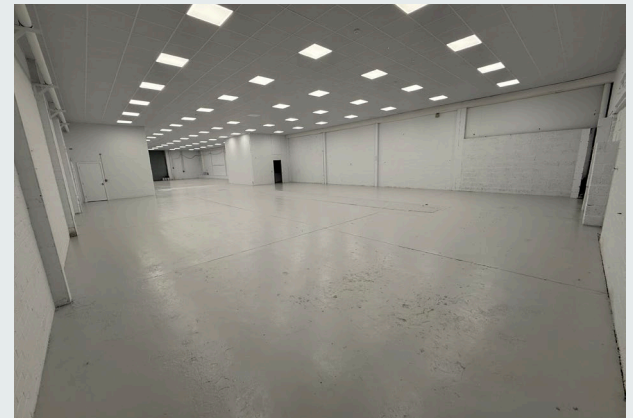
# Property Details

- Industrial / workshop / warehouse premises located in highly established industrial estate
- Recently refurbished to an excellent white-box / turn-key standard
- Benefits from 8 dedicated car parking spaces, loading frontage and communal yard space
- 4.7m electric roller shutter height with false ceiling installed to 4m
- Sectioned out staff and welfare facilities
- 3-phase electrical system
- Offers over £37,500 per annum (exc. of VAT)

## LOCATION

Bathgate is an established commuter town within West Lothian, having a population within the region of 20,000, and lying approximately 20 miles west of Edinburgh city centre and 6 miles west of the largest West Lothian town of Livingston. Bathgate further lies approximately 28 miles east of Glasgow.

The premises is located on Blackburn Road, Bathgate, adjacent from Whitehill Industrial Estate, which are found to the south of the town centre itself, with the main building occupying a prominent roadside position. The unit itself is located to the rear of the main building, with access being taken directly off Blackburn Road to the





# Property Details

side of the estate. Blackburn Road is a busy thoroughfare (B792) which links Bathgate to the south, as well as allowing for nearby access to the M8 motorway network.

The exact location of the premises can be seen on the below appended plan:

## DESCRIPTION

The subjects comprise a mid-terraced industrial premises of steel portal frame and brick construction, surmounted by a profile metal sheet roof. The unit benefits from 8 car parking spaces as well as loading frontage with a generous sized communal yard area.

Internally, the premises benefits from solid load bearing flooring, painted brick walls, LED light boxes, 4m high false tiled ceiling and a 3-phase electrical system. Staff welfare facilities are located to the middle section of the premises, where a fire-exit corridor leading to the front of the building can be found.

## ACCOMMODATION & FLOOR AREAS

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

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Industrial / workshop / warehouse	580.02	6,243

## SERVICES

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

## LEASE/SALE TERMS

Our client is seeking offer over £37,500 per annum on a new Full Repairing and Insuring lease for a term to be agreed.

## SERVICE CHARGE & INSURANCE

Please enquire directly with the leasing agent for further details.

## ENERGY PERFORMANCE

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



# Other Matters

## NON DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £22,000 per annum.

## PROPOSAL

Any proposals to lease the premises should be sent directly to the sole selling agents on the below details.

## LEGAL COSTS

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

## VAT

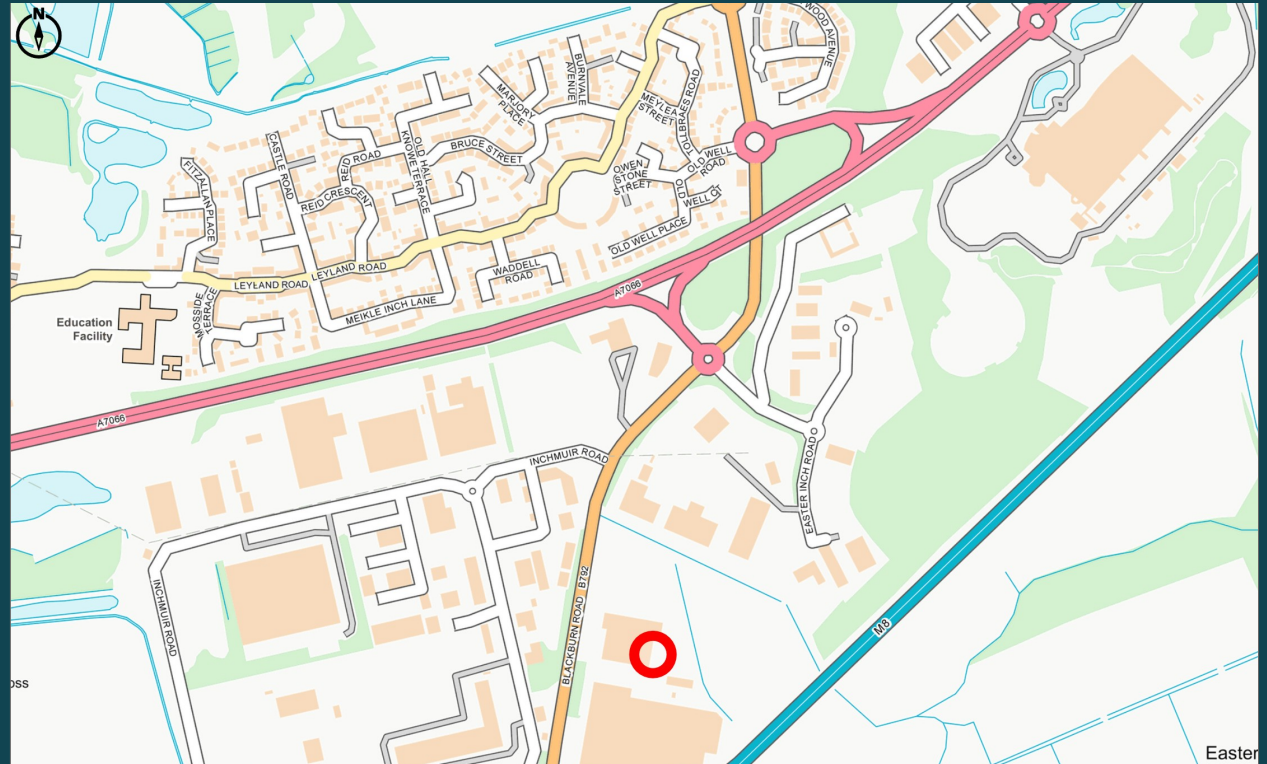
All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents:-

## ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



## Make an enquiry

DM Hall Commercial  
17 Corstorphine Road  
Murrayburgh House  
Edinburgh  
EH12 6DD

Oliver Lawson MSc MRICS

Harry Pattullo MSc

Edinburghagency@dmhall.co.uk



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