

EASTER INCH PARK

BATHGATE | WEST LOTHIAN | **EH48 2FG**

TO LET

- Size: 191 sq m (2,054 sq ft)
- Entry: Available now
- Prime end terrace unit
- Adjacent to Dingbro and CEF



**MODERN INDUSTRIAL / TRADE UNIT
WITH SECURE YARD**

Unit 1B Easter Inch Road, Bathgate, West Lothian EH48 2FG

Location

Easter Inch Park is located within West Lothian and sits between Bathgate town centre and the M8 (Edinburgh-Glasgow) motorway. The estate is very well located in terms of transport links and is in close proximity to both Junctions 3A and 4 of the M8.

The estate is ideally situated to serve West Lothian and both Edinburgh and Glasgow city centres are approximately a 30 minute drive away.

Description

The property comprises an end terraced industrial unit of steel portal frame construction with a minimum eaves height of 6m. The wall and roof cladding is insulated and the roof is inset with translucent panels providing a good level of natural lighting internally.

There is a single toilet facility, 3 phase electricity supply and an electrically operated roller shutter door to the gable end of the unit.

At the front of the unit is a dedicated secure yard / car park and ample room for manoeuvring heavy goods vehicles. There is yard area to the south side of the unit.

Accommodation

We estimate the gross internal area of the unit to be 191 sq m (2,054 sq ft).



Terms

The property is available to lease and on terms to be agreed. Please call the marketing agents below for further information on rent and required lease term.

Energy Performance Certificate

A copy of the EPC is available on request.

Rateable Value

We understand that the property is currently assessed for rating purposes as follows:

RV: £26,200 with rates payable of approximately £13,000 per annum.

Insurance Premium and Service Charge

For information on the appropriate insurance premium and service charge for the estate please contact us.

Specification

- Fully insulated steel cladding
- Minimum eaves height – 6m
- Glazed pedestrian access door
- Roller shutter door for vehicular access
- Dedicated secure concrete yard / car park
- Potential to fit out to tenant requirements

Further Information

For further information please contact the joint letting agents:

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The Agents 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 the 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 intending purchasers or tenants should not rely on them as statements or representations 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 the Agents has any authority to make or give any representations or warranty whatever in relation to this property. April 2026.

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