

FOR SALE

INDUSTRIAL / WAREHOUSE PREMISES WITH LARGE YARD

WHITBURN ROAD, BATHGATE EH48 2HR

- 1,178 sq m (12,675 sq ft)
- Total site area of 1.1 acres
- High eaves height of 5.5m rising to 8.4m
- Close Proximity to Junction 4 of the M8 Motorway



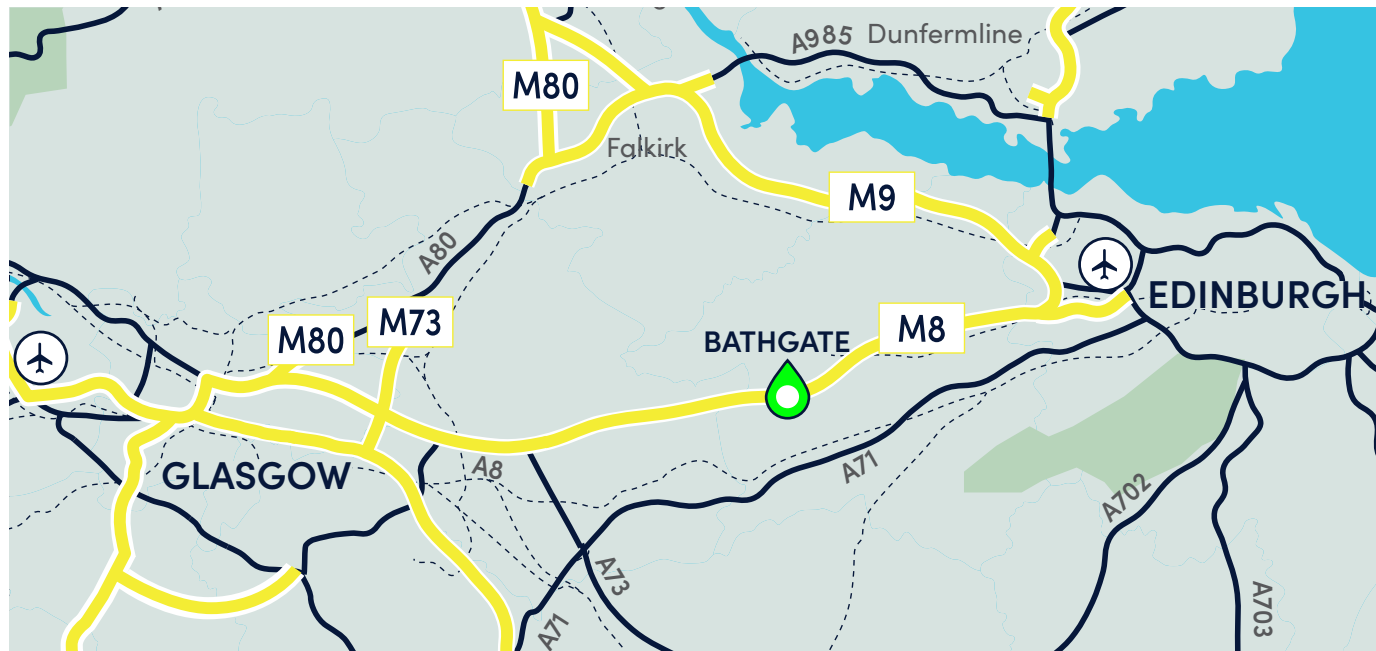
LOCATION

The property is located within Whitburn Road Industrial Estate, approximately 1 mile south west of Bathgate town centre in West Lothian.

The location is ideal for servicing Scotland's central belt offering convenient access to Glasgow and Edinburgh, both of which are 30 mins drive away.

The estate benefits from easy access to the M8 Motorway via Junction 4 which is less than 5 minutes drive.

Nearby occupiers include Johnston Oils, Alexander (Scotland) & Co, Schuh, Amazon, Kuehne & Nagel and Aldi.



DESCRIPTION

The property comprises a stand-alone industrial / warehouse premises which benefits from a large yard to both the front and rear elevations.

The building is of steel frame construction with bricks walls and insulated steel clad roof. The property is arranged over 4 bays, the largest of which benefits from a minimum eaves height of 5.5m rising to 8.4m.

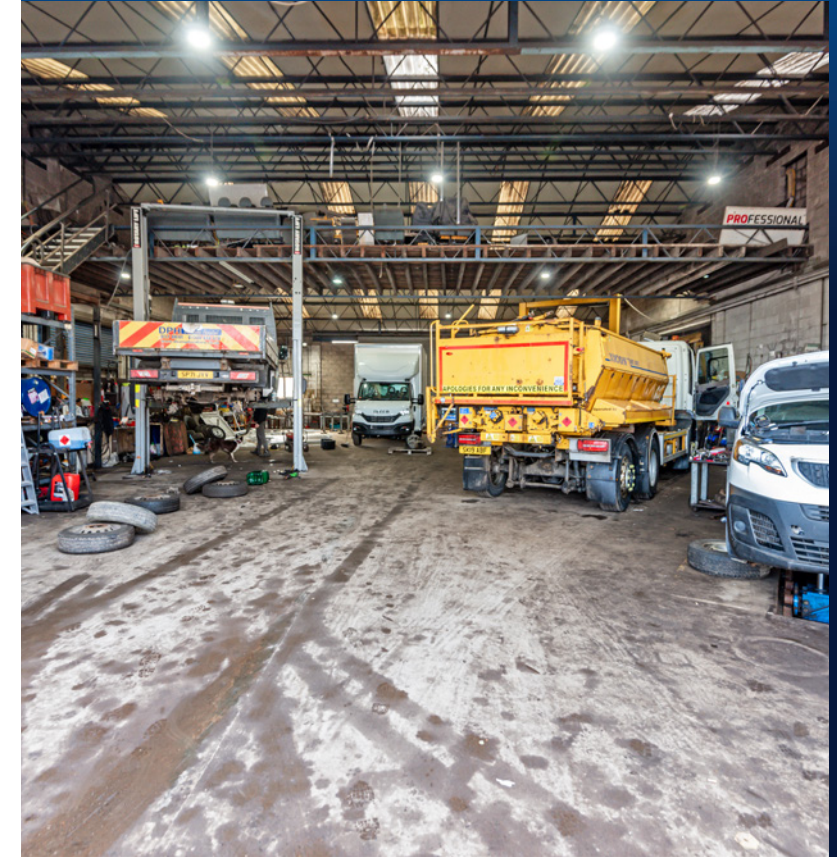
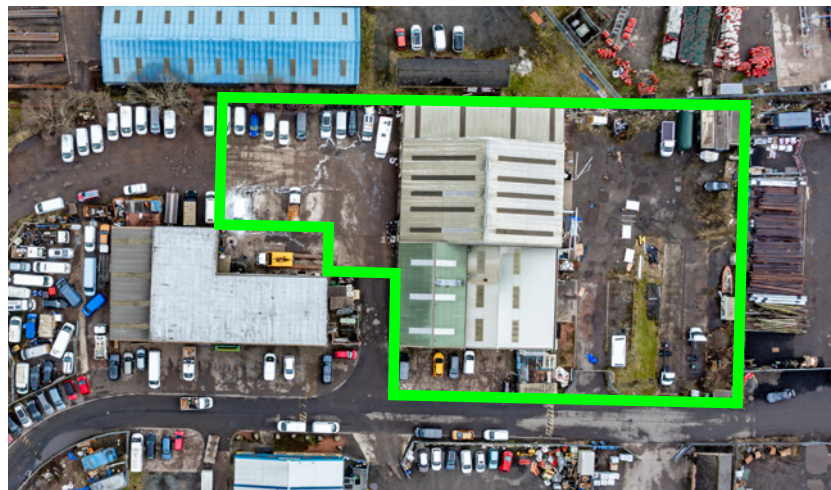
The property also benefits from the following:

- LED lighting
- Vehicular access via roller shutter doors
- Office accommodation
- Vehicle inspection pits
- Spray booth
- Kitchen
- Male and female WC facilities

ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6th Edition) to provide a gross internal area of 1,178 sq m (12,675 sq ft).

The total site area is approximately 1.1 acres.



BUSINESS RATES

We are advised by the local Assessor's department that the premises have a Rateable Value of £64,600 resulting in rates payable (2024/25) of approximately £35,200 per annum.

TERMS

The heritable interest is for sale and offers in excess of £825,000 plus VAT are invited. Interested parties are advised to note their interest in writing in order to be kept informed of any closing dates.

VAT

All prices are quoted exclusive of VAT.

LEGAL COSTS

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

EPC

Available upon request.



FURTHER INFORMATION

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March 2025.

Produced by Designworks.
