



## **TO LET**

**Modern office/ Industrial premises with large secure yard  
Would suit trade counter, plant hire or vehicle hire business  
(subject to planning)**



**Unit 9 Inchmuir Road**  
**Whitehill Industrial Estate**  
**Bathgate**  
**EH48 2EP**

## **LOCATION**

Bathgate is situated centrally within West Lothian, and has a population of around 22,000 people.

It has access to the M8 motorway via Junctions 3a and 4, which connect it with Glasgow (27 miles), Edinburgh (20 miles) and also the rest of the Scottish motorway network.

Glasgow and Edinburgh Airports are within one hour's drive of the town. Regular half hourly rail services connect the town with Edinburgh and Glasgow mainline stations as well as other towns on the Edinburgh to Helensburgh line.

## **DESCRIPTION**

The property comprises of a standalone single storey modern office/ industrial building and benefits from a large fully surfaced and secure yard to the area.

It is equipped with CCTV, intruder and fire alarm systems and emergency lighting. All office areas are heated by a gas fired central heating system through water filled radiators. Other areas are heated by a gas fired warm air ducted system.

Access to the property is from Inchmuir Road. This can be through the vehicle gates located at the rear of the property leading to the secure yard, or pedestrian access at the front door leading directly to the office area.

## **USE/ PLANNING**

The property is located within Whitehill Industrial Estate which is allocated in the Local Development Plan for employment purposes. Uses falling within classes 4, 5 and 6 will generally be acceptable. However, due to its size, layout and yard, it maybe suitable for a range of uses including trade counter, plant and/or vehicle hire, subject to any planning consent which may be required.

For further detailed advice prospective tenants are advised to contact the Council's Development Management Section on Tel. (01506) 280000 for advice.

## **AREAS**

Industrial/ Storage Area- 327.3m<sup>2</sup>

Office Area - 324.9m<sup>2</sup>

GIFA - 652.2m<sup>2</sup>

## **Secure Yard**

The property benefits from a fully surfaced secure yard to the rear of the building. This area is fully secured by steel palisade fencing incorporation vehicular access. The yard extends to 2618 sq.m. (0.65 acre)

## **ENERGY PERFORMANCE CERTIFICATE (EPC)**

The unit previously has an Energy Performance Certificate rating of E. A copy of this certificate is available on request.

## **RATEABLE VALUE**

The current Rateable Value for the property is £39,400.

The Scottish rate poundage for properties with a rateable value of less than £55,000 is currently 49.8p in the £.

For further information please refer to [www.westlothian.com/businessrates](http://www.westlothian.com/businessrates)

## **SERVICES**

The property is fully serviced and benefits from 3 phase mains electricity together with mains water, sewerage and gas. The sufficiency of the service is not guaranteed as this will depend on the proposed use for the property.

## **VIEWING/ENQUIRIES**

All Planning and Building Control Enquiries: 01506 280000

All Viewing and General Enquiries (Property Services): [Chloe.sherry@westlothian.gov.uk](mailto:Chloe.sherry@westlothian.gov.uk)

Tel: 07770990428

[Niamh.Walker@westlothian.gov.uk](mailto:Niamh.Walker@westlothian.gov.uk)

Tel: 07798572366

## **ENTRY**

Entry with vacant possession will be granted on conclusion of legal formalities.

## **RENTAL**

Rent offers in excess of £42000 (ex VAT) per annum are invited.

## **OFFERS**

A closing date for receiving offers will be fixed in due course.

Only those interested parties who note their interest by email with either Chloe Sherry or Niamh Walker at the email addresses given above will receive notification of any closing date together with details on how to submit an offer of lease to the council.

## **LEASE TERMS**

1. Offers to lease the property are invited. The minimum acceptable lease term is five years. However, the council is prepared to consider longer lease terms to suit individual circumstances.
2. The Lease will be on a full repairing and insuring basis. The tenant will accept the property in its present condition and shall be responsible for all repairs to and maintenance of the premises for the duration of the lease. A photographic schedule of condition shall be attached to the lease documentation which will require to be agreed between the parties in advance of concluding the lease agreement.
3. The rent will be payable quarterly in advance on the Scottish Quarter Days of 28 February, 28 May, 28 August and 28 November by Direct Debit only.
4. A returnable deposit equivalent to one quarter's rent shall be payable by the tenant prior to the date of entry. This deposit will be held for the duration of the lease.
5. Rent reviews will be at 3 yearly intervals.
6. The Council will insure the building for reinstatement. The associated annual premium will be recovered from the tenant.
7. The tenant shall be responsible for obtaining their own, contents and liabilities insurances and provide evidence of these to the Council if requested upon demand.

8. The tenant will pay all local rates and statutory taxes and liabilities attributable to this property for the duration of the lease.
9. The tenant will be responsible for obtaining any statutory consents and for complying with any regulations relative to their proposed use of the premises.
10. Each party shall meet their own legal costs in preparing the lease. The tenant shall pay any stamp duty or lease registration fees.

### **Disclaimer**

West Lothian Council 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 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 West Lothian Council has any authority to make or give any representation or warranty whatever in relation to this property.

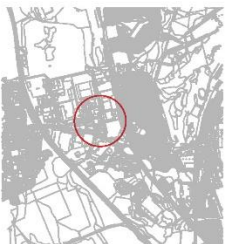
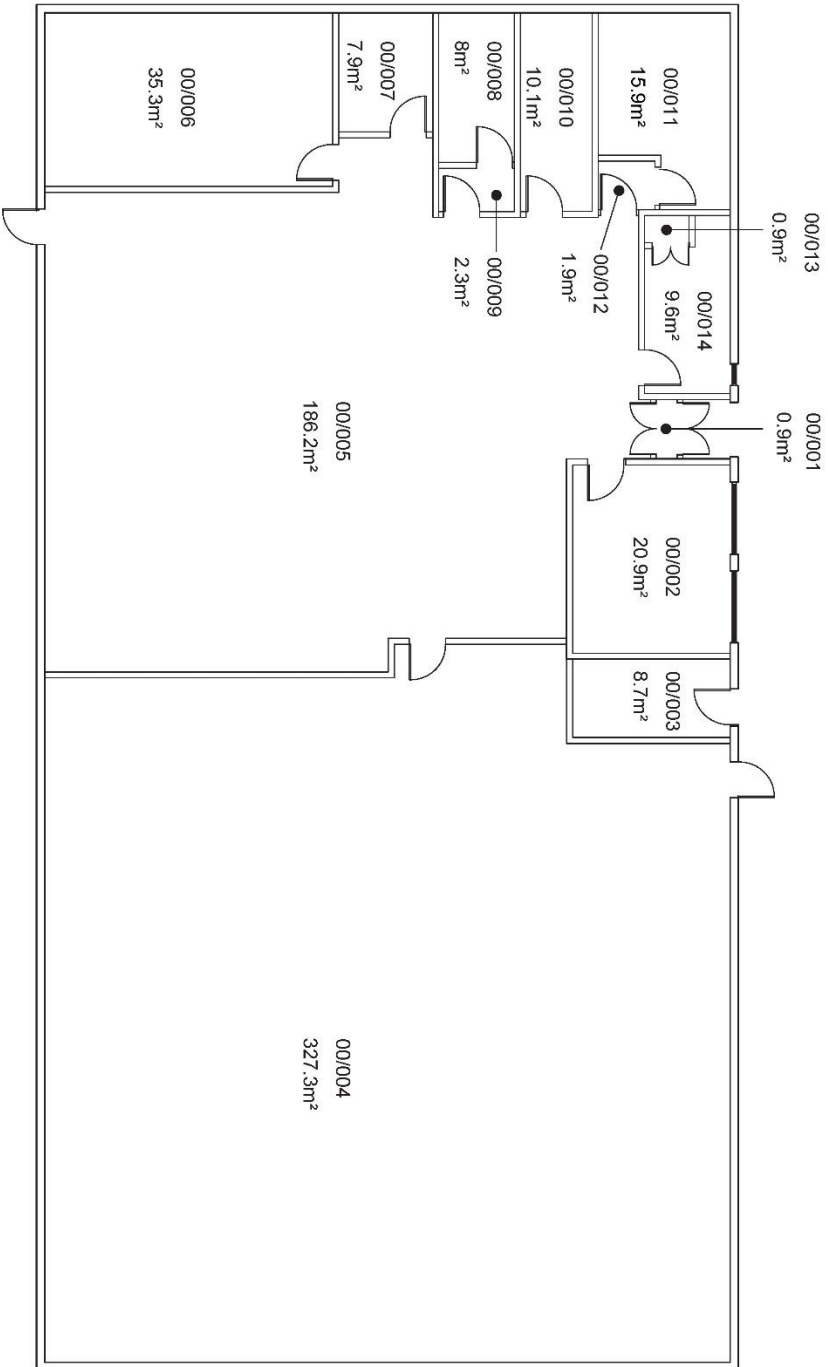
Date of particulars: July 2022

**INTERNAL PHOTOS**

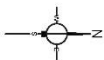


# FLOORPLAN

**GROUND FLOOR PLAN**  
**GIFA = 652.2m<sup>2</sup>**



Location Plan



## AREAS LAYOUT PLAN

1:1000 (A3) 29/11/2023 (REVISED) REF: 17/23/0044/1/1/001/002/001/003

No.	Area	Area	Area
1	AS BUILT	AS BUILT	AS BUILT

**West Lothian Council** **West Lothian Council**  
 2023/24 Annual Budget  
 2023/24 Annual Budget

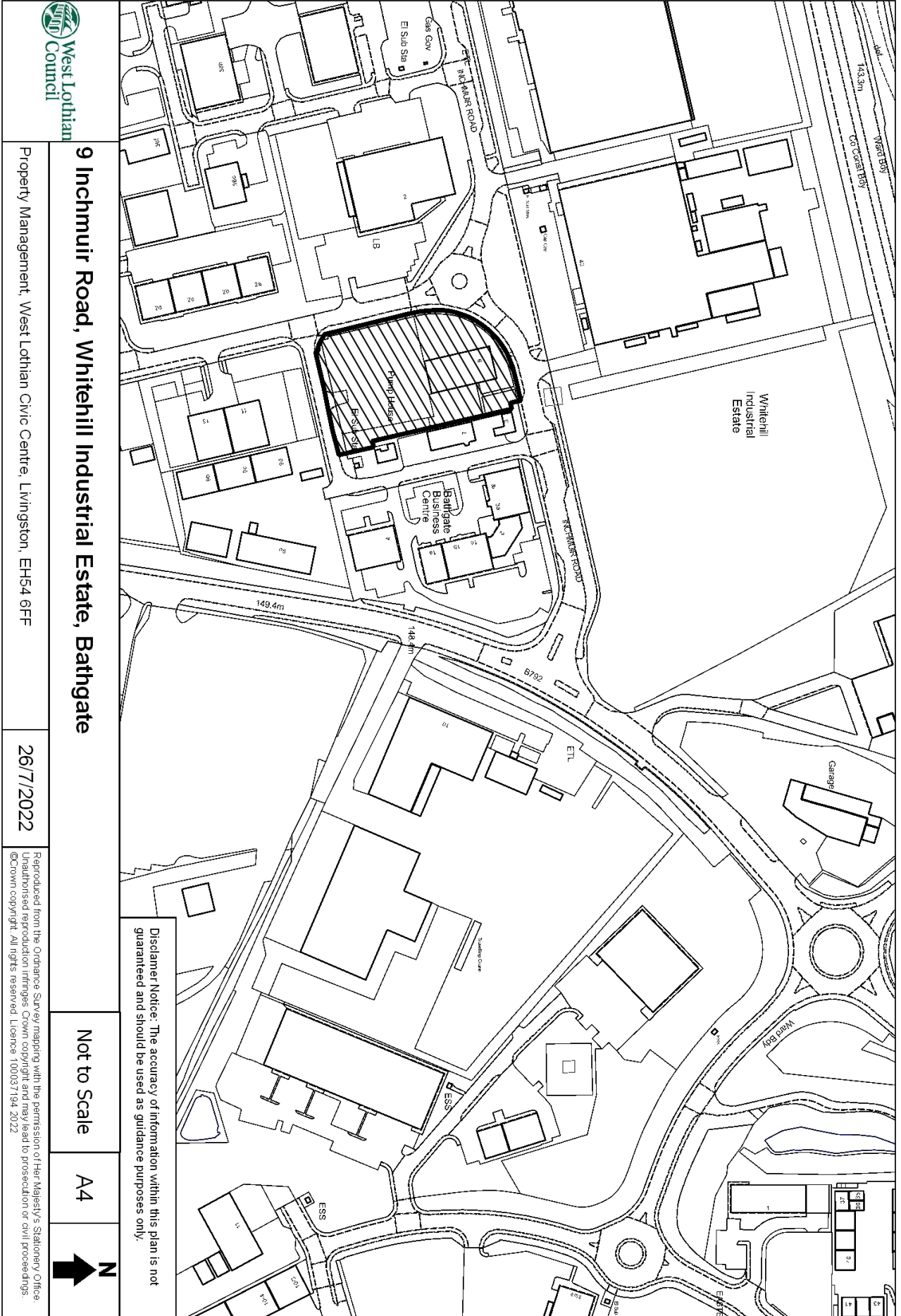
**Property Services**  
 Planning & Building  
 West Lothian Civic Centre  
 Howden South Road, Livingston, EH34 6FF

Project:  
 UNIT 9  
 INCHWUR ROAD,  
 WHITEHILL INDUSTRIAL ESTATE  
 BATHGATE  
 MIDlothian  
 DRAWING

GROUND FLOOR PLAN

Date	1:1000	1:1000	1:1000
2023/24	1:125	1:125	1:125
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**LOCATION PLAN**



**9 Inchmuir Road, Whitehill Industrial Estate, Bathgate**

Property Management, West Lothian Civic Centre, Livingston, EH54 6FF

26/7/2022

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Not to Scale

A4

