

TO LET

Unit 2
Waverley Industrial Estate,
Waverley Street, Bathgate
EH48 4HY



Business/Light Industrial Unit

- Size: 51 square metres (549 square feet)
- Fitted out as attractive small office suitable for a variety of business uses
- Town centre location
- Allocated private car parking
- Ideal for manufacturing, trades, support services, office use and trade counter

LOCATION

Waverley Industrial Estate is located **in the town centre** of Bathgate, some **12 miles west of Edinburgh** and **30 miles east of Glasgow**. The **M8 Motorway**, which is the main distributor road between the 2 cities, is approximately **5 minutes drive** from the estate.

Bathgate is located in West Lothian Region, centrally situated in the heart of Central Scotland. The town is well served by public transport facilities with Bathgate train station being approximately 1.5 miles from the estate.

DESCRIPTION

The subjects comprise a single storey building with high insulation, having facing brick walls and a profiled metal sheet roof. All windows are double glazed and the toilet facilities comprise 1 No. low-level WC with wash hand basin. Heating is provided by electric storage radiators and the unit has a 3-phase electricity supply.

In addition the unit benefits from dedicated car parking immediately fronting the premises.

SIZE

Gross Internal Floor Area of 51 square metres (549 square feet).

RATEABLE VALUE

The Rateable Value is £3,850. As the Rateable Value is below a threshold of £15,000, the tenant may be eligible for 100% rates relief under the Small Business Bonus Scheme meaning no rates would be payable by qualifying tenants.

LEASE TERMS

The subjects are available for lease on a full repairing and insuring basis for a term to be agreed. Regular upward only rent reviews will be incorporated in the lease.

RENTAL

Rental of £3,800 per annum + VAT.

SERVICE CHARGE

The tenant will be responsible for the payment of an equitable proportion of the management and maintenance costs of the estate.

VAT

VAT registered companies can of course reclaim the VAT on the rental and service charge.

LEGAL FEES

Each party shall be responsible for their own legal fees incurred in the transaction with the tenant responsible for any SDLT and registration dues of the Lease.



ENTRY

Upon conclusion of legal formalities.

EPC RATING

The premises have an EPC rating of "G".

FURTHER INFORMATION

For further information, including arrangements for viewing, please do not hesitate to contact the sole agent:-

McKenzie Pollock Ltd
69 Buchanan St
Glasgow
G1 3HL

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Contact:

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