

EASTER INCH PARK

BATHGATE | WEST LOTHIAN | EH48 2EQ

TO LET



Unit 3
MODERN WAREHOUSE/INDUSTRIAL UNIT
WITH OFFICE SPACE

5,000 SQ FT (464.5 SQ M)

Location

The development is located within West Lothian, on the south side of Bathgate town centre. The property is very well located in terms of transport links being situated in close proximity to both Junctions 3A and 4 of the M8. This is the arterial motorway which links Edinburgh in the East and Glasgow in the West which are around a 30 and 40 minutes drive away by car respectively.

These excellent transport links mean that this development is well placed to serve many key locations across Scotland's central belt.

The property is situated in Easter Inch Park, a popular industrial and trade location off Easter Inch Road, immediately accessible from the A7066. Local occupiers include CEF, Wincanton, Lothian and SCI-Print.



Description

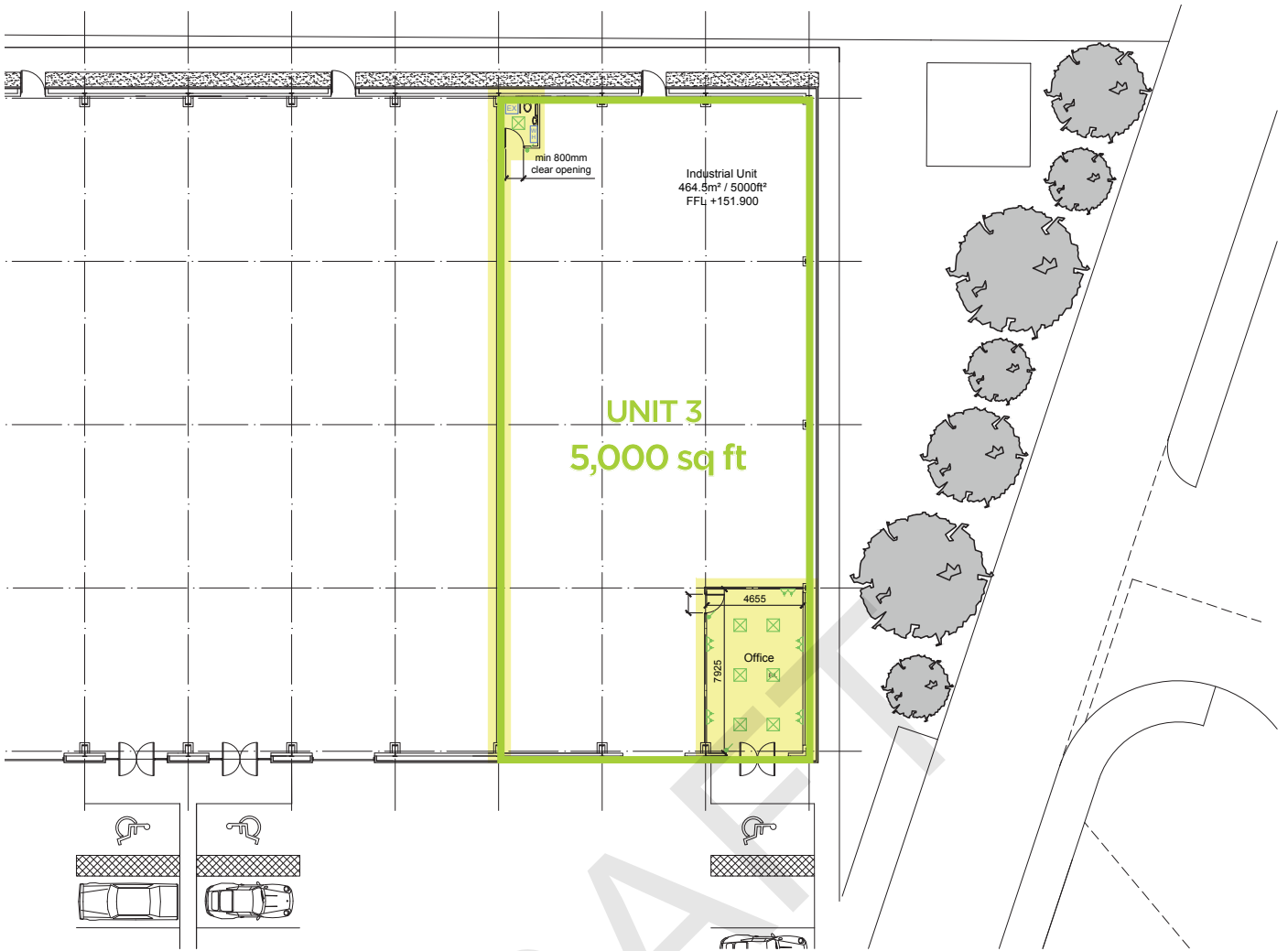
Unit 3 is a recently refurbished end of terrace unit comprising 5,000 sq ft. The unit includes an office/reception area situated to the front of the unit at the glazed pedestrian entrance, and a disabled spec WC to the rear.

The adjoining units 4, 5 + 6 are also available, comprising 5,000 sq ft each which could be combined should additional space be required.

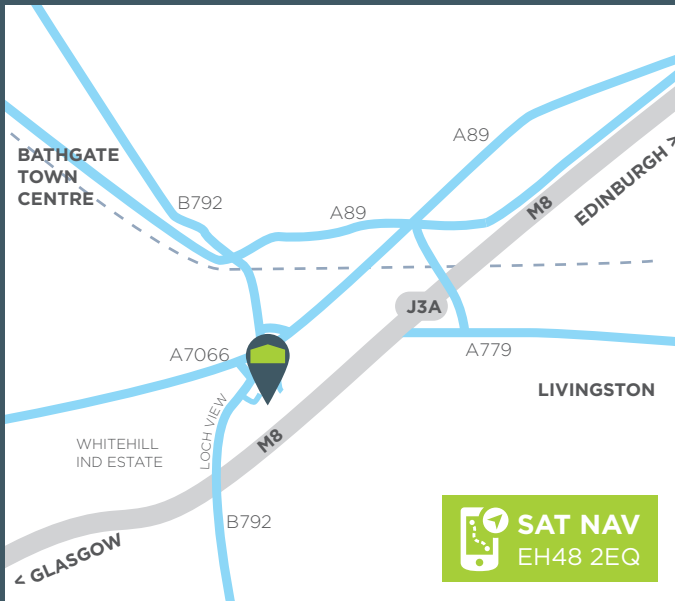
Other larger occupiers in the surrounding area include Rowan Timber and Wincanton.

Specification

- Modern fully insulated steel clad space
- Minimum eaves height - 6m
- Glazed pedestrian access door
- Roller shutter door for vehicular access (5.1 x 4.2m)
- Tarmac yard and loading to front with dedicated parking
- Office/reception space
- Disabled spec WC
- Car parking spaces



Location Map & Site plan



Energy Performance Certificate

3C = D

Terms

Please contact the joint agents Ryden and JLL for further information on the quoting rental and any incentives available.

Entry

Entry to be discussed on an individual basis.

Further Information

For further information please contact the joint letting agents:

Ryden
46 Castle Street
Edinburgh EH2 3BN

Tel: 0131 225 6612
neil.mcallister@ryden.co.uk
cameron.whyte@ryden.co.uk

Ryden.co.uk
0131 225 6612

JLL
7 Exchange Crescent
Conference Square
Edinburgh EH3 8LL

Kirsty Palmer
0131 310 2222
kirsty.palmer@eu.jll.com

Ben Dobson
0131 243 2217
ben.dobson@eu.jll.com

JLL
0131 225 8344
co.uk/property

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