

Property Management & Development

Burnhouse Business Centre, Burnhouse Industrial Estate, Whitburn



LOCATION

The Council's business units at Burnhouse provide an ideal first step on the property ladder for new and small businesses. Burnhouse Industrial Estate is a popular, small, general needs industrial estate situated to the south west of Whitburn. Junction 4a of the M8 provides excellent access to all parts of Scotland's central belt.

DESCRIPTION

The property comprises 8 units, with individual WC. The units vary in size as follows:

Units	SqM	Sqft
17A, B & C	37.16	400
17D, F & H	27.87	300
17E & G	69.68	750

The units have an Energy Performance Certificate rating of G to F

ENTRY

Subject to the submission of a satisfactory application, the council is able to offer entry within five working days

VIEWING:

To arrange a viewing, or for further information contact Darren Stenhouse Tel: 01506 283373 Email: darren.stenhouse@westlothian.gov.uk

LEASE TERMS

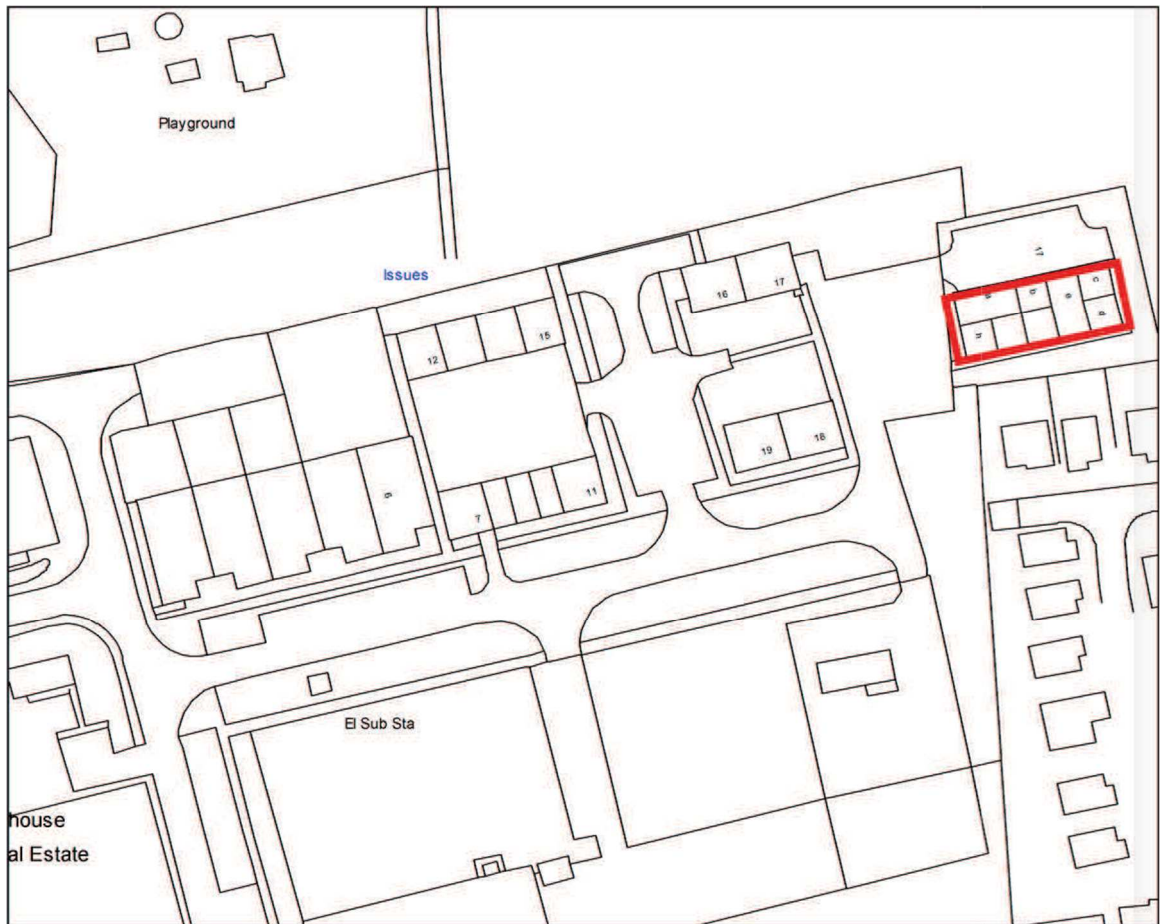
West Lothian Council operates an easy-in, easy-out letting policy.

- Units are available on a month-to-month basis, on standard lease terms. A copy of the lease and Tenant Handbook can be found on www.westlothian.com/pmd
- The rent is payable in advance on the 1st of each month, by direct debit. The monthly charge will be subject to an annual, upwards only review.
- A deposit of 3 month's rent is payable, which is held for the duration of the lease.
- Tenants are responsible for internal repair and maintenance of the units.
- Building insurance is included in the monthly charge, but the tenant is responsible for their own contents and Public Liability insurance.
- Tenants will be responsible for the payment of Non-domestic rates. (Some occupiers may be eligible for rates relief and information can be made available on request). Rateable values can be found at www.saa.gov.uk
- Occupiers will bear all utility costs.
- There is no service charge.

USE

The units are generally suitable for uses falling within Planning Use Classes 4, 5 and 6, i.e. office; industrial; and storage and distribution.

Use for vehicle repairs; leisure activities; or uses that generate substantial vehicle movements or introduce hazardous materials may be discouraged. Retailing is not permitted.



Layout and Location Plans

