

Property Management & Development Industrial Units - Armadale Industrial Estate Lower Bathville, Armadale



LOCATION

Armadale Industrial Estate is located in the Bathville area of the town, to the south of the town centre. There is excellent access to the estate from Junction 4 of the M8 (Edinburgh to Glasgow) motorway.

DESCRIPTION

The property comprises 4 industrial units, each of 92.9 sq m (1000 sq ft).

All units have roller shutter door entrances and individual service yards of approximately 100 sq m (1075 sq ft).

The units have an Energy Performance Certificate rating of F to E+

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 Anne Sneddon Tel: 01506 281833
Email: Anne.Sneddon@westlothian.gov.uk

LEASE TERMS

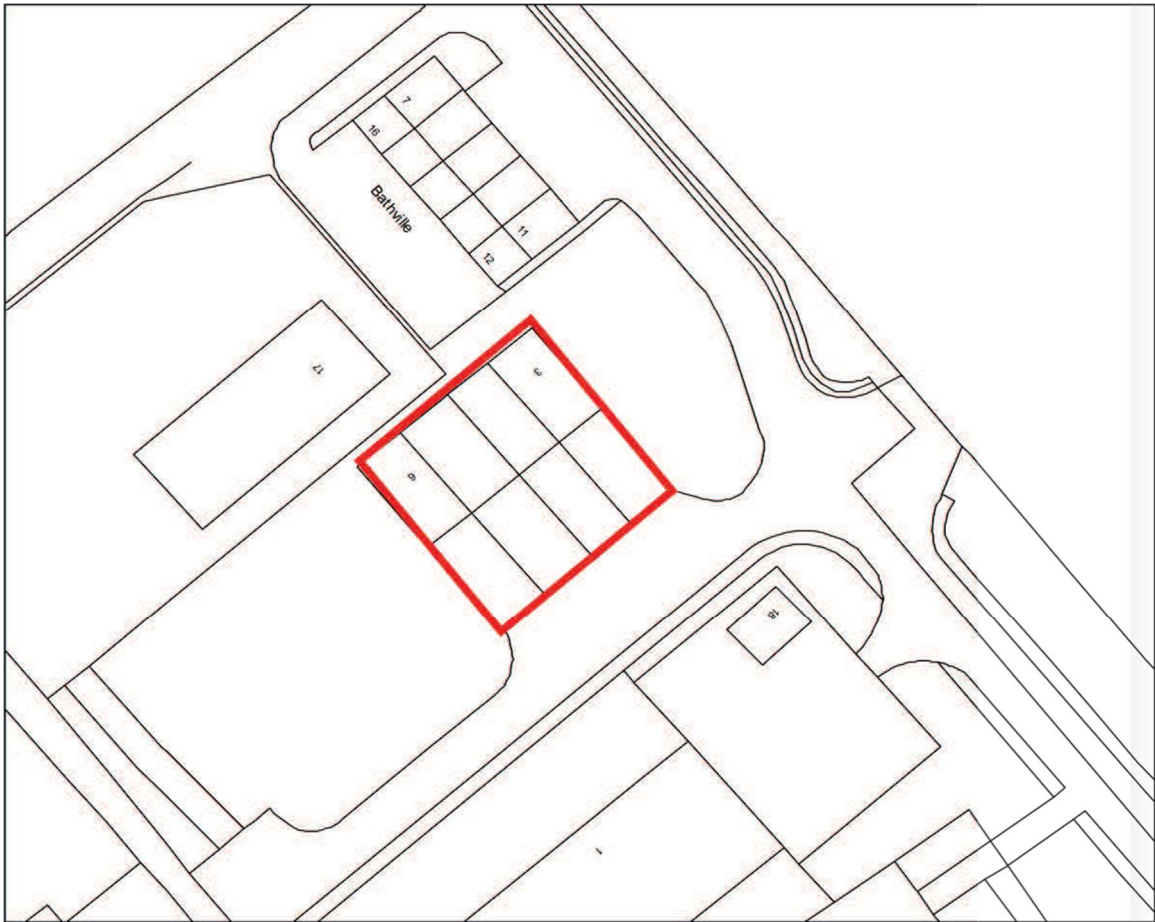
West Lothian Council operates an easy-in, easy-out letting policy.

- 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

