

Property Management & Development

Industrial Units

Whitestone Place Whitehill Industrial Estate, Bathgate



LOCATION

Whitehill Industrial Estate is situated to the south of Bathgate, immediately to the north of the M8 (Edinburgh to Glasgow) motorway. The estate is equally accessible from both Junctions 3A and 4 of the M8. Whitestone Place is located on the south side of the industrial estate.

DESCRIPTION

The property comprises 10 units, in two terraces on opposite sides of a common service yard. Units vary in size as follows

Unit	Sqm	Sqft
6C & 6D	185.8	2000
6E to 6M	92.9	1000

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

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.

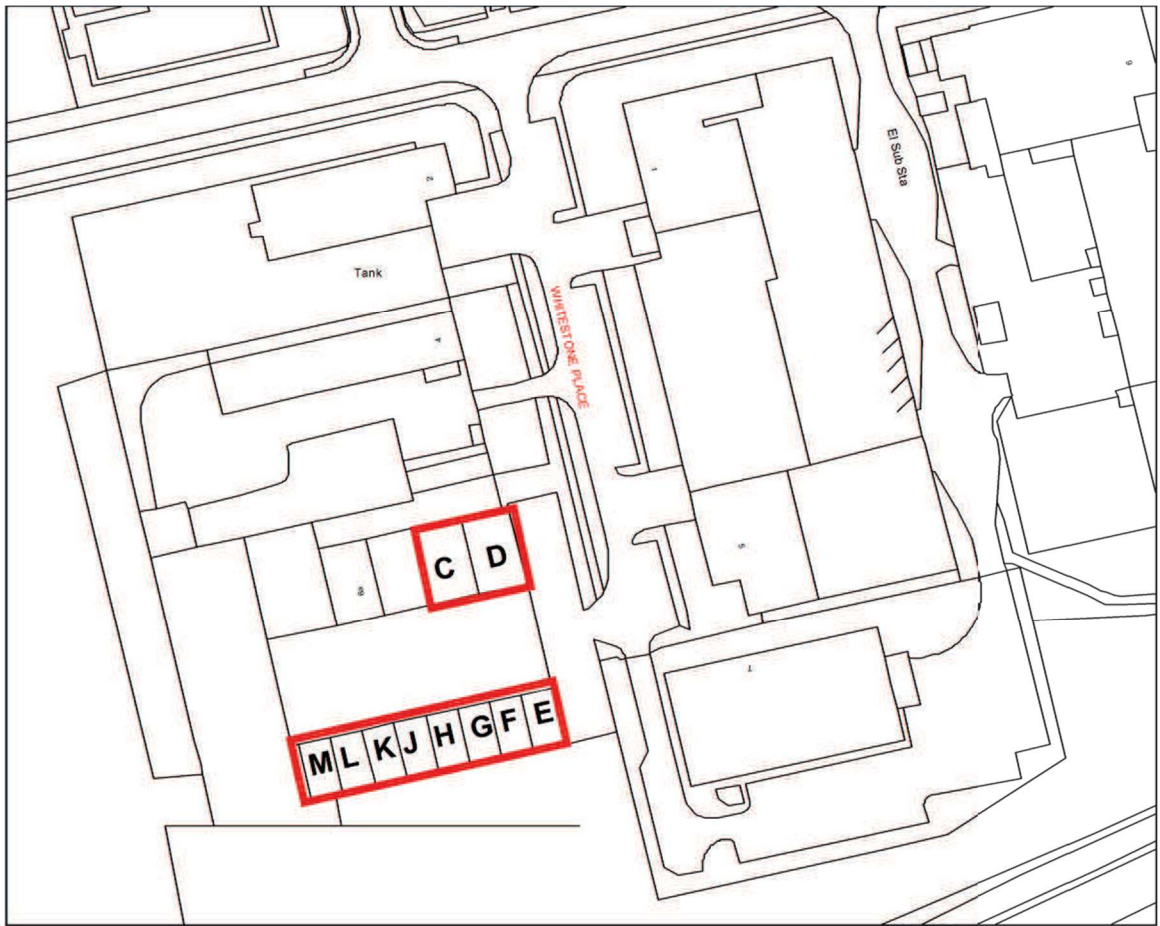
USE

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.

ENTRY

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



Layout and Location Plans

