

## Property Management & Development Armadale Industrial Estate, Armadale



### LOCATION

The Council's business units at Bathville provide an ideal first step on the property ladder for new and small businesses. Bathville Business Centre is located within Armadale Industrial Estate to the south of the town centre. There is excellent access to the site from Junction 4 of the M8.

### DESCRIPTION

The property comprises 10 Business Units, located in a single storey, brick built building with an internal corridor and a secure communal yard area to the rear.

Unit sizes are as follows

Unit	Sqm	Sqft
7	13.94	150
8, 9, 10 & 11	32.52	350
12, 13, 14, 15 & 16	27.87	300

The units have an Energy Performance Certificate rating of E+

### VIEWING:

To arrange a viewing, or for further information contact  
Anne Sneddon Tel: 01506 281833  
Email: [Anne.Sneddon@westlothian.gov.uk](mailto: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](http://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](http://www.saa.gov.uk)
- Occupiers will bear all utility costs.
- There is no service charge.

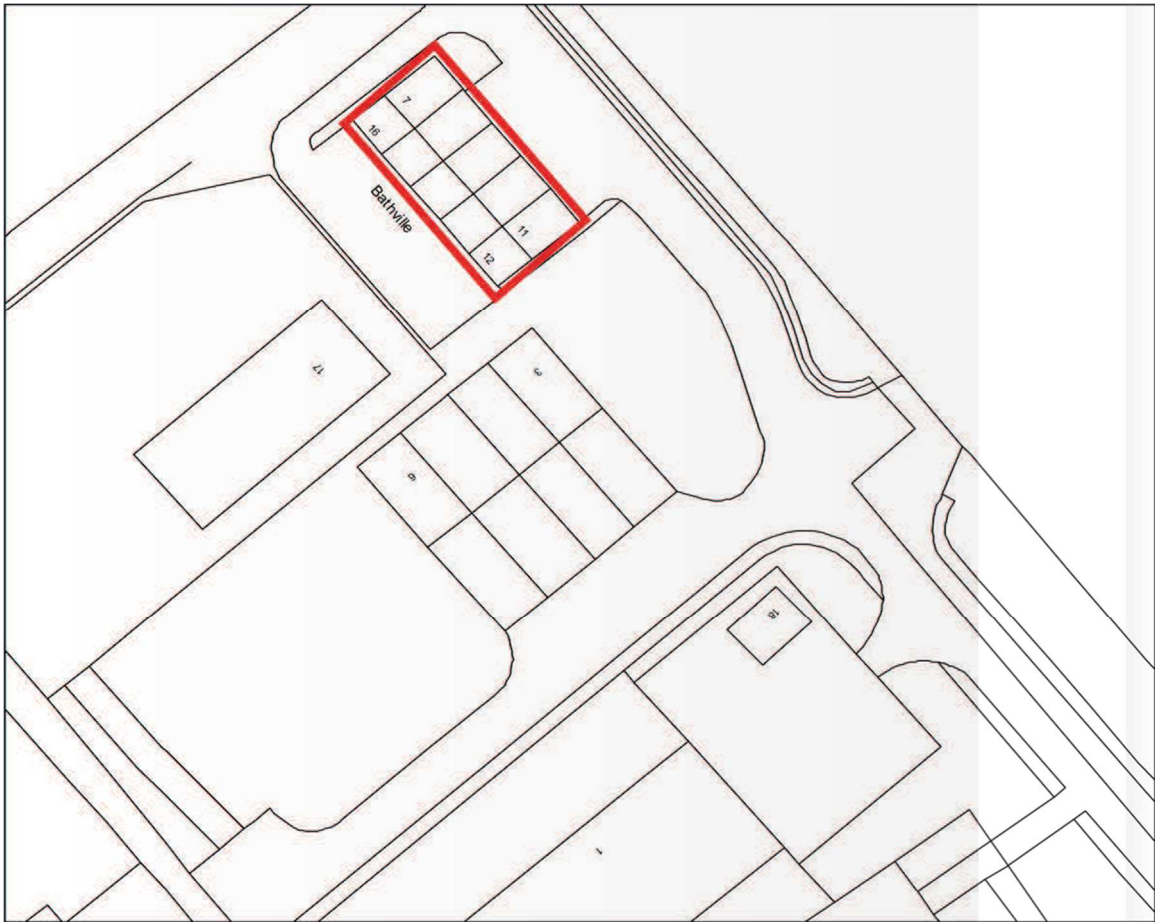
### USE

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

