Property Management & Development
Bridge Street Industrial Units Fauldhouse

LOCATION

Bridge Street Industrial Units is a small development comprising of 6 units. Bridge Street runs south from Main Street in Fauldhouse. Fauldhouse is located 9 miles (14 km) southwest of Livingston in West Lothian.

DESCRIPTION

Units 1 & 4	65.03	700
Units 2, 3, 5, & 6	46.45	500

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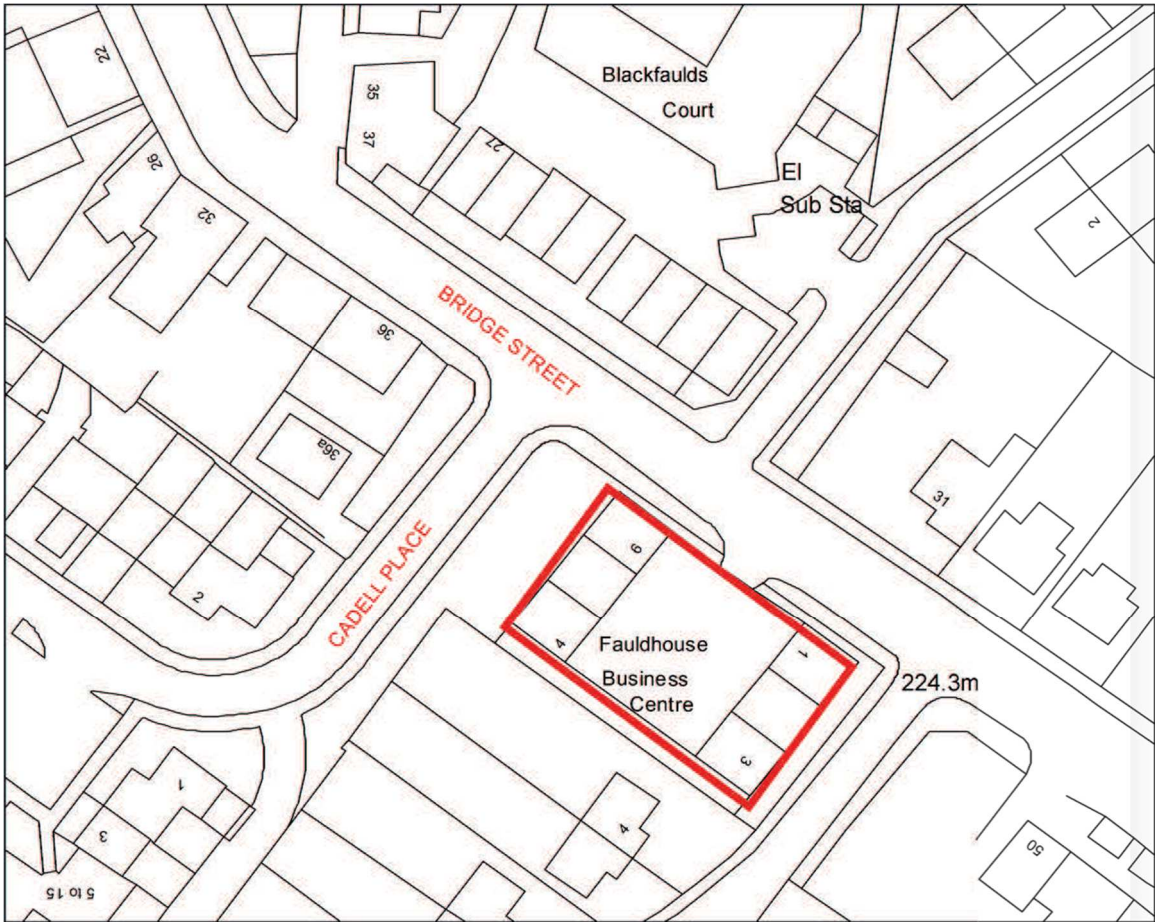Email: Anne.Sneddon@westlothian.gov.uk

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