



## Warehouse Premises with Mezzanine Floor

Block 13 Unit 2, Whiteside Industrial Estate, Bathgate EH48 2RX

- **Modern well-presented Industrial unit**
- **Located in established Industrial Estate close to M8**
- **GIA of 4,594 sq ft (426.95 sq m) incl. a Mezzanine of 2,059 sq ft (191.38 sq m)**
- **Existing lease to 23 September 2023**
- **Passing rent £14,000 per annum**
- **Qualifies for 100% Rates Relief**

### Location

Whiteside Industrial Estate is located in the popular commuting town of Bathgate in West Lothian which has a resident population in the order of 21,000.

Bathgate is ideally located and accessed just off the M8 motorway approximately 5 miles west of Livingston. Bathgate is situated approximately equal distance from both Edinburgh and Glasgow. The M9 motorway is located a short distance to the north providing excellent commuting links to the north whilst the M74 can be accessed from the M8 at the Coatbridge junction.

Whiteside Industrial Estate is located to the south of Bathgate town centre with access gained from Whitburn Road leading onto Whiteside Cottages. The estate is easily accessible and is just minutes from Junction 4 of the M8.

Surrounding occupiers include M&A Automotive Car Sales, Hugh Black & Sons Butchers, Thistle Machinery, Tarlee Luxury, Shower Boards Scotland, Mardi Grass and Plumb Base.

**For further information please call today 0141 556 1222**



## Description

The subjects comprise warehouse premises of steel portal frame construction under a pitched roof with translucent panelling to the front and profile metal sheet finish to the rear. The external walls are brick and internal walls are blockwork.

Loading access is from a 3.5m high and 3.75m wide roller shutter. There is loading and car parking offered at the front of the warehouse.

There is a public entrance to a trade counter area with offices. The warehouse contains a substantial timber framed mezzanine floor formed over racking. The mezzanine was a tenant alteration and can be removed by the incoming tenant. There is a toilet to the rear.

There is a gas blower heater serving the warehouse and gas central heating within the front office / trade counter area.

The eaves height at the front of the unit 4.25m rising to 7m at the apex of the roof. The clear height to the mezzanine is 2.4m.

## Floor Areas

Warehouse	2,535 sq ft (235.57 sq m)
Mezzanine	2,059 sq ft (191.38 sq m)
Total	4,594 sq ft (426.95 sq m)

## Rent / Terms

The premises are held on a 10 year full repairing and insuring lease expiring 23rd September 2023. The passing rent is £14,000 per annum payable quarterly in advance.

Our client seeks to assign their interest. Alternatively, a sub lease may be considered.

## Business Rates

RV	£11,600
Payable	c. £5,700

At this level the premises qualify for 100% Rates Relief Under the Small Business Bonus Scheme.

## Energy Performance Certificate

Available upon request.

## Service Charge

The tenant will pay a share of the service charge for maintaining the common parts of the estate. Further details about the service charge are available upon request.







### Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

### VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

### Date of Entry

By arrangement.

### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change without our control; we will inform enquirers of any changes at the earliest opportunity. June 2021

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