



BUSINESS UNITS TO LET

Polbeth Industrial Estate Polbeth, West Calder

**Munro House, Quarrywood Court, Livingston Village, Livingston EH54 6AX
Telephone: 01506 497010 Email: mail@japollock.co.uk**

LOCATION

The premises are in Polbeth Industrial Estate which is located off the A71 between the villages of Polbeth and West Calder. The development is approximately 10 minutes walk from West Calder Train Station (which serves the Edinburgh-Glasgow line), and 10 minutes drive from Livingston Town Centre. Neighbouring occupiers include Mulholland Contracts, H&G Automation and Livingston Fabrication.

DESCRIPTION

The units benefit from the following:-

- Full height up and over shutter door
- 4m eaves height
- Gas fired warm air blowers
- Intruder alarm/cctv system
- Ample common parking

TERMS

Our clients are prepared to make this property available on flexible lease terms. A schedule of the available space and asking rents is attached.

RATES

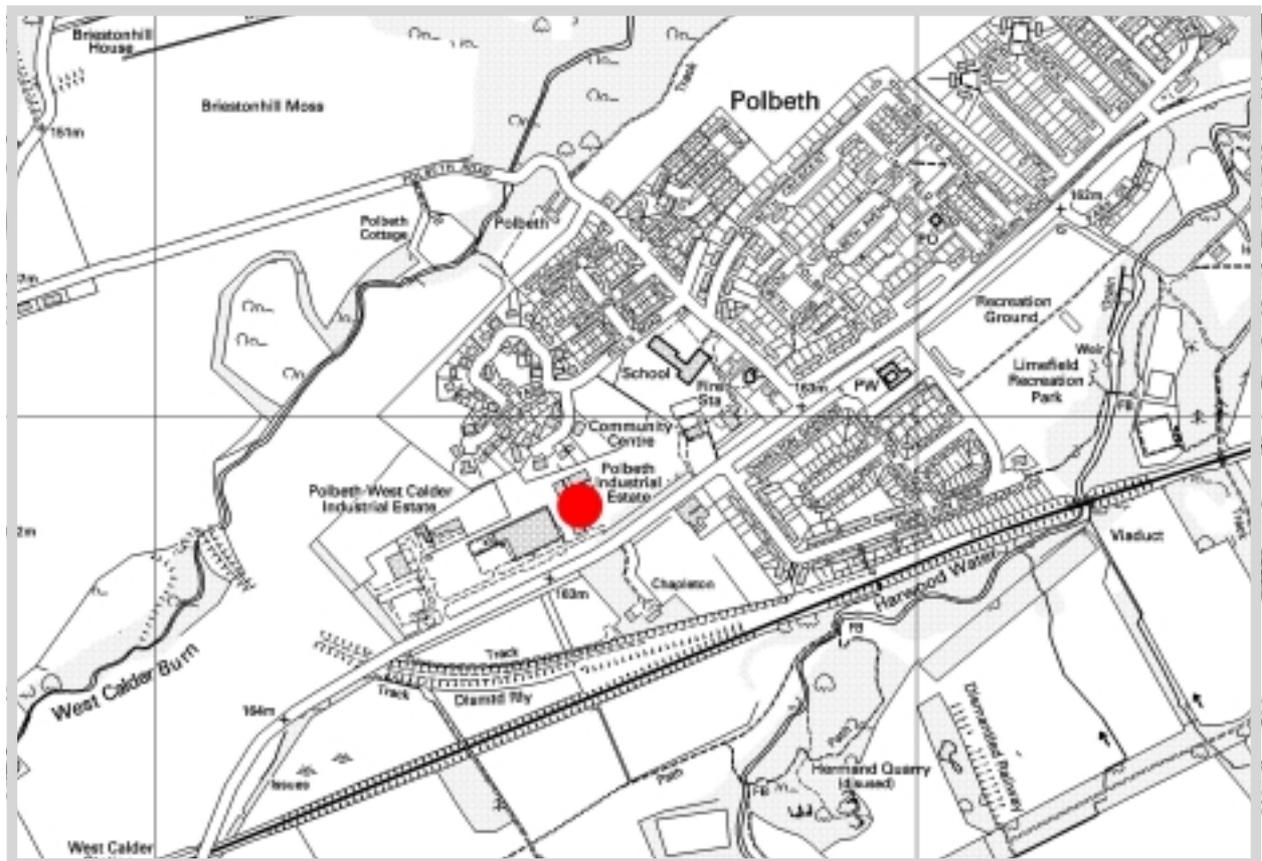
The tenant will be responsible for the payment of local rates.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the transaction. The incoming tenant will also be responsible for any stamp duty, registration dues and VAT thereon.

ENTRY

Immediate.



CONTACT

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Munro House, Quarrywood Court,
Livingston Village, Livingston EH54 6AX
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The owner of the property does not make or give and neither J.A.Pollock nor their employees have authority to make or give any representation or warranty whatever in relation to this property. These particulars are believed to be correct and where practicable, reasonable steps have been taken to ensure their accuracy, but this can not be guaranteed and the particulars are expressly excluded from any contract. J.A.Pollock and their employees accept no responsibility for information supplied to them by the owner or by any third party. **Date of preparation February 2005**

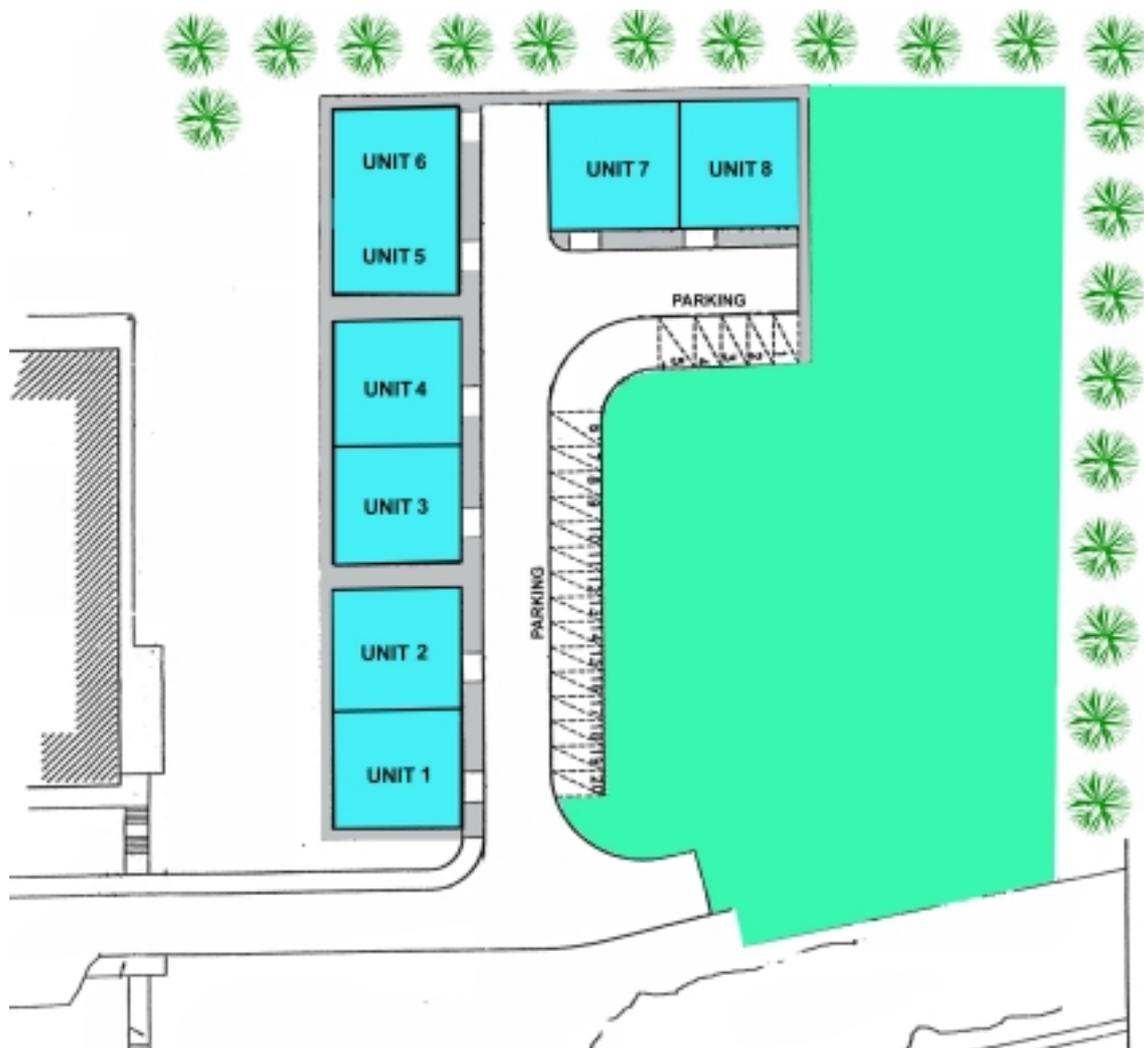
Property Schedule

Polbeth Industrial Estate, Polbeth, West Calder

AVAILABLE UNITS

UNIT	AREA (sq.ft)	RENTAL	RATEABLE VALUE
5 & 6	2,607	£11,750	£8,600

BLOCK PLAN



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