

J A Pollock Property Consultants

J A Pollock
PROPERTY CONSULTANT



OFFICES/UNITS TO LET

**Whitehill Business Centre
Whitehill Industrial Estate
Bathgate**

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

LOCATION

Whitehill Industrial Estate is a few minutes from Junctions 3A and 4 of the M8 Motorway. It is one of the busiest mixed-use developments in West Lothian and is considered the prime location for a multiple occupancy Business Centre. West Lothian Council and Dunbar Managed Investments have combined to provide a Business Centre aimed at companies undertaking a wide range of office and light industrial activities.

DESCRIPTION

The development, situated at the entrance to the estate, comprises 5 terraced business units of 2,250 square feet each, an office of 2,500 square feet and a detached business unit of 4,500 square feet. Each of the business units has a rear loading door, office accommodation, heating and lighting whilst the office is fitted out to a high standard with carpeting and partitioning. There is an excellent car park provision and good circulation space.

TERMS

The units are available for lease on a 3 year full repairing and insuring basis. Rentals vary depending on the level of fit out but generally within the range of £6.00 - £8.00 per square foot exclusive of VAT.

LEGAL COSTS

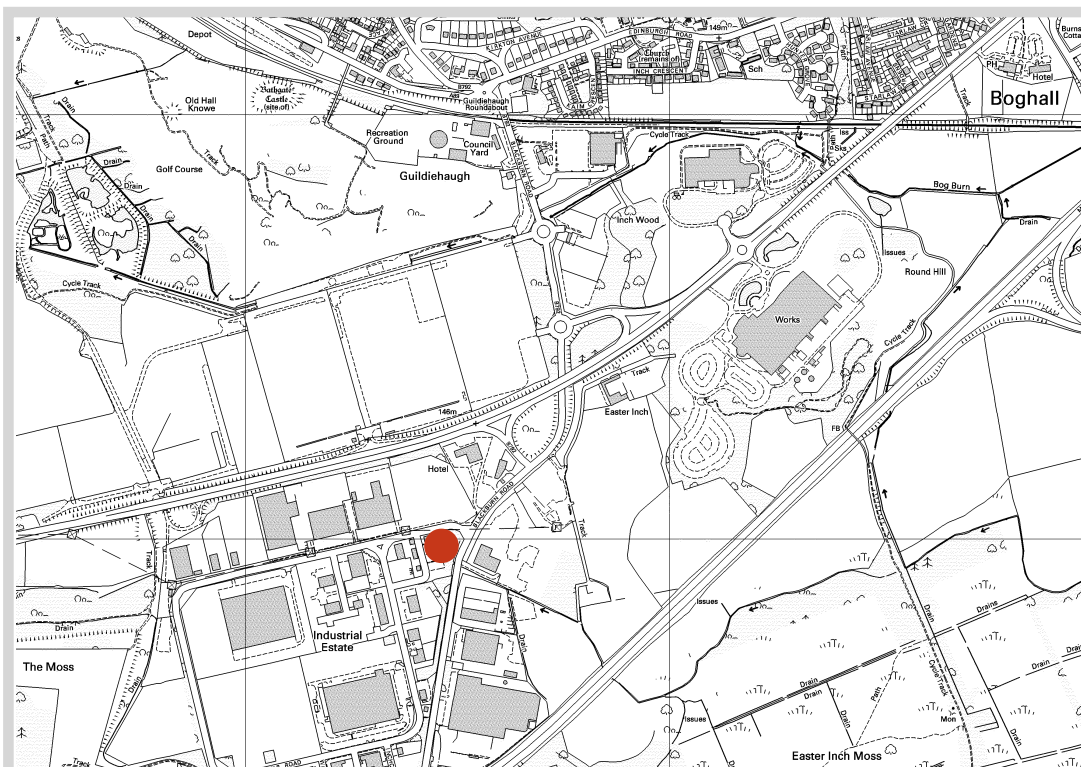
Each party shall be responsible for their own legal costs incurred in the transaction. The ingoing tenant will also be responsible for any stamp duty, registration fees and VAT thereon.

ENTRY

Immediate

CONTACT

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