

TO LET

Inchmuir Park

New Industrial Units

1,362 SQ M (14,657 SQ FT)
SUITABLE FOR INDUSTRIAL,
GENERAL BUSINESS OR
TRADE USE

ENTRY:
DUE FOR COMPLETION
MAY 2026



CONSTRUCTION PROGRESS: OCTOBER 2025

Inchmuir Road, Whitehill Industrial Estate
Bathgate, West Lothian EH48 2EP

Ryden



1,362 SQM (14,657 SQFT)
SUITABLE FOR INDUSTRIAL,
GENERAL BUSINESS OR
TRADE USE

The development will total **5,447 sq m (58,628 sq ft)** of industrial or trade accommodation. Our clients are J. Smart & Co. (Contractors) Plc.

There will be three separate units of **1,362 sq m (14,657 sq ft)**. Smaller units are also available.

Completion of this development is expected in May 2026.

- **PROMINENTLY SITUATED AT THE ENTRANCE TO WHITEHILL INDUSTRIAL ESTATE**
- **3 SEPARATE UNITS OF 1,362 SQ M (14,657 SQ FT)**
- **EV CHARGING AND PV (SOLAR PANELS) SYSTEM**
- **RENT ON APPLICATION**
- **100% RATES RELIEF FOR 12 MONTHS (CONDITIONS APPLY)**

Location

Inchmuir Park is situated at the entrance to the well established Whitehill Industrial Estate in Bathgate.

The estate sits between the M8 (Edinburgh/ Glasgow) and the A7066 connecting Bathgate with Whitburn, Livingston, Broxburn and Newbridge.

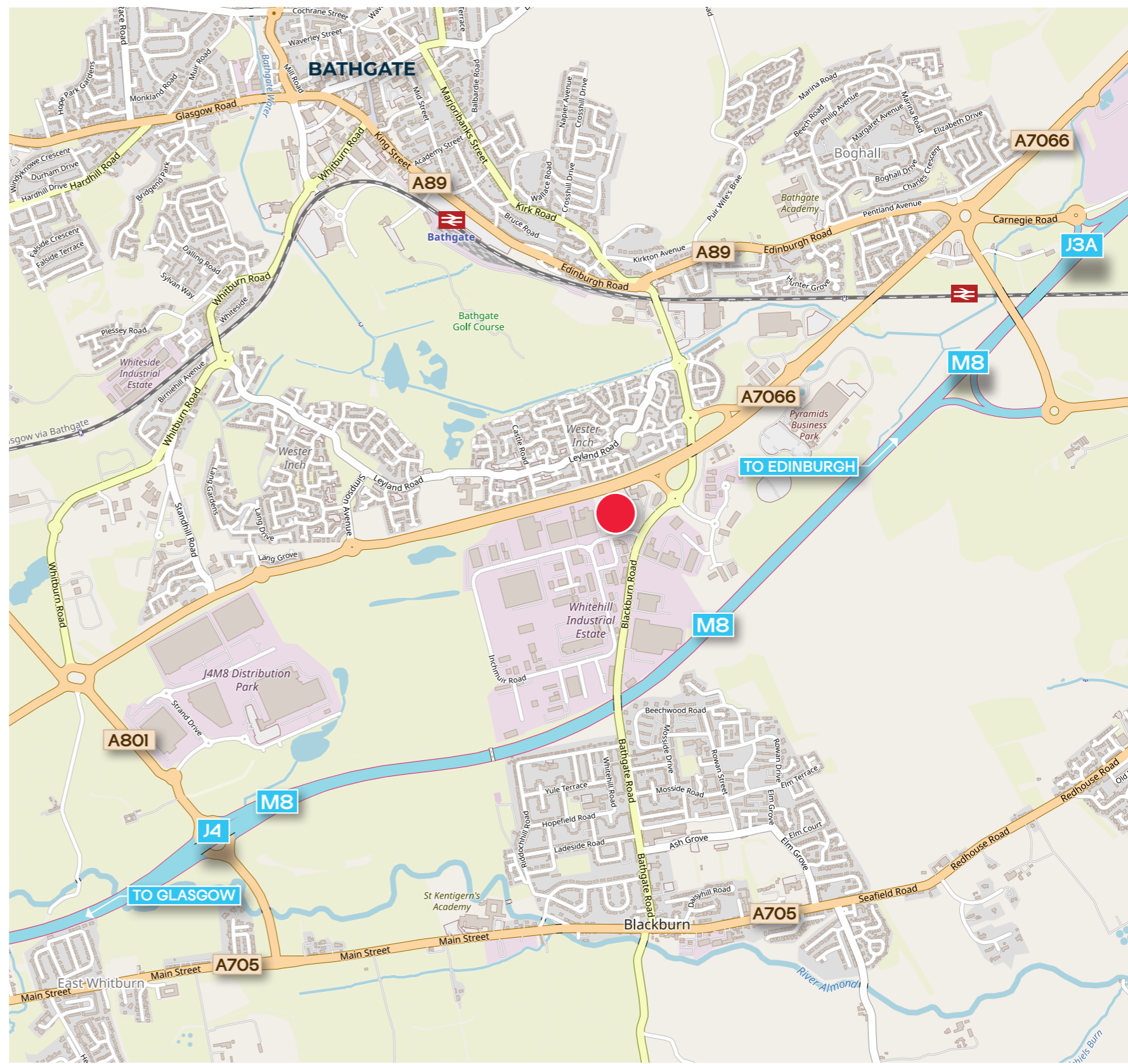
Generally the estate is well positioned to service the central belt of Scotland.

Access to the M8 is via junction 3A or 4 and both are within 5 minutes drive of Inchmuir Park. Bathgate town centre and railway station are approximately 1 mile to the north.

Drive Times

SAT NAV: EH48 2EP

DESTINATION	TIMES
M8/J3A	5 mins
Livingston	10 mins
Edinburgh	30 mins
Stirling	39 mins
Glasgow	40 mins
Aberdeen	2 hr 20 mins
Carlisle	1 hr 50 mins



Description

This development will comprise four terraces of industrial, business or trade units. There will be three standalone units of **1,362 sq m (14,657 sq ft)**. Smaller units are also available from **300 sq m (3,250 sq ft)** to **457 sq m (4,919 sq ft)**. An estate plan is available upon request.

The units are of steel portal frame construction with insulated wall and roof cladding. The minimum eaves height is 6.5m with a ridge height of 8.5m.

Each unit will have an electrically operated roller shutter door (4m wide x 5m high) and a separate pedestrian door with glazed surround.

The specification will also include the following:

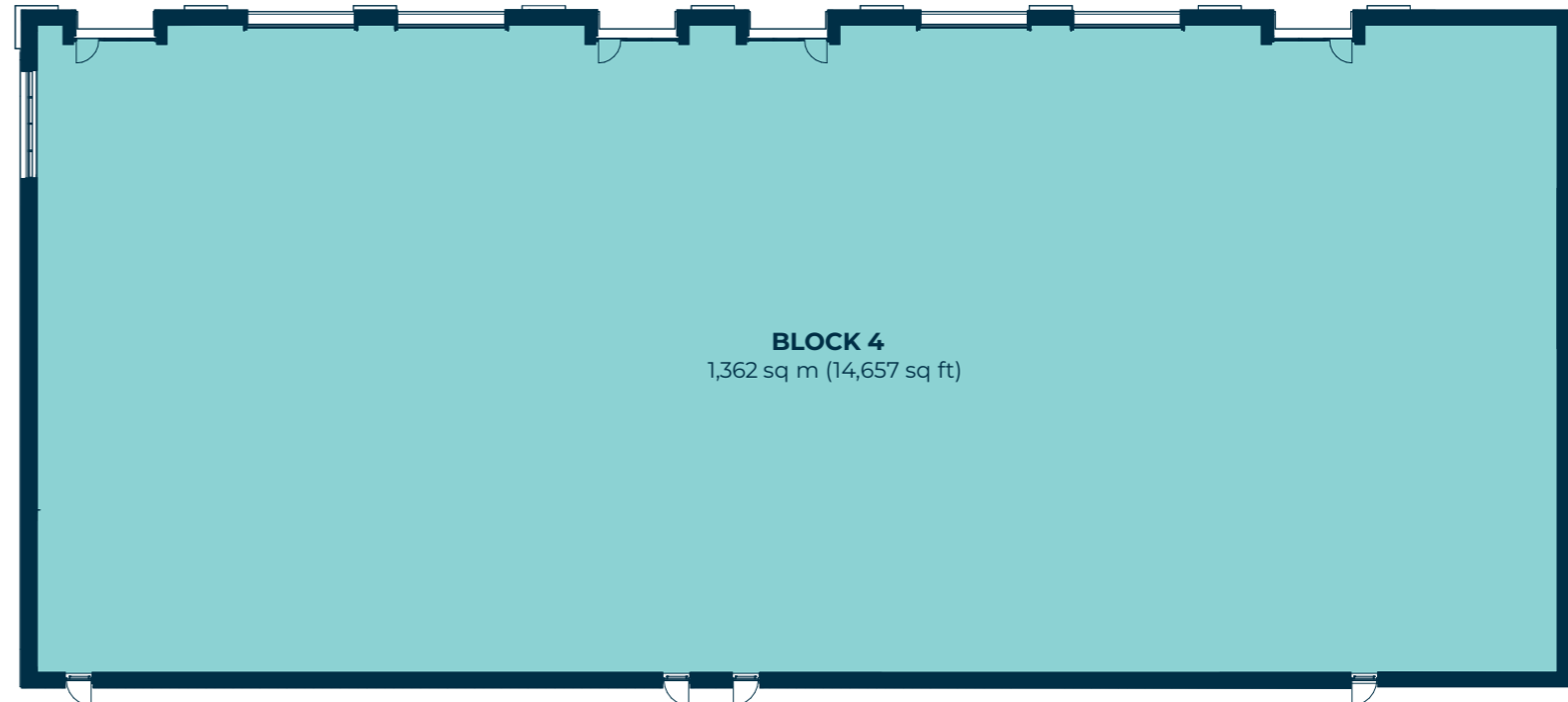
- Toilet Block provision in each unit
- PV (Solar Panels)
- Electric Vehicle charging points
- Floor loading of 50 KNm²
- EPC Rating of A expected
- Dedicated car parking and 94 spaces in total

Plans

Individual unit plans are also available on request.



CGI



Sample floor layout plan

Terms

The units will be available on a full repairing and insuring basis with occupation available on completion of the development.

For details of the rent required for each of the units please contact the agents noted opposite.

Business Rates

These units have yet to be assessed for rating purposes. An indicative rateable value can be provided on request.

As this is a new development occupiers should receive 100% rates relief for 12 months.

Terms and conditions apply so interested parties should check the position with the Scottish Assessors Association - SAA.GOV.UK

Service Charge

A service charge for each unit will apply to cover the common maintenance and management of the estate. Further details on request.

VAT

VAT will be charged on all costs associated with these units.

AML

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying the Ryden LLP requirement in relation to Anti-Money Laundering Regulations.

Viewings

Viewings of this development will not be possible until the construction is at an advanced stage.

Expression of Interest

In order to request monthly updates on this development please confirm your interest to neil.mcallister@ryden.co.uk with company details and the size of unit required.

Further Information

Further information is available on request and by contacting the following:

Ryden

Neil McAllister

T: 07831 610 721

E: neil.mcallister@ryden.co.uk

Leo Masson

T: 07425 320 611

E: leo.masson@ryden.co.uk

Cameron Whyte

T: 07789 003 148

E: cameron.whyte@ryden.co.uk

7 Exchange Crescent
Conference Square, Edinburgh EH3 8AN

T: 0131 225 6612

ON THE INSTRUCTIONS OF
J. SMART & CO. (CONTRACTORS) PLC.



Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.

Date of publication: October 2025