

# Ryden

## TO LET

**SELF CONTAINED BUSINESS UNIT**  
349.97 SQ M (3,767 SQ FT)



**PYRAMIDS  
BUSINESS PARK  
BATHGATE  
EH48 2EH**

**SUITABLE FOR A  
VARIETY OF USES**

**EXTENSIVE ON-SITE  
FACILITIES FOR STAFF  
AND VISITORS**

**FLEXIBLE LEASE  
TERMS CONSIDERED**

**COMPETITIVE FINANCIAL  
PACKAGES**

**AVAILABLE FROM JULY 2026**

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[FIND ON GOOGLE MAPS](#)

## SELF CONTAINED BUSINESS UNIT

**349.97 SQ M  
(3,767 SQ FT)**



## LOCATION

Pyramids Business Park is located at junction 3 of the M8 Motorway, which runs along the southern border, and connects to Edinburgh and Glasgow city centres respectively 30 and 45 minutes from the Park. A place collaborate, create and connect.

## DESCRIPTION

'The Annex' at the Pyramids is a self contained industrial unit extending to 3,767 sq ft which allows for flexible uses. The unit has main door access and a roller shutter door whilst also containing direct access to the office accommodation adjacent. The unit consists of an open plan area with two smaller office rooms with windows around the perimeter. The unit also has large amounts of storage space and a self contained plant room. The roller shutter door is 2.8 x 2.6 metres tall. The unit benefits from phase 3 power, anti static concrete flooring, 4 metre floor to ceiling heights, air conditioning and heating.

## SPECIFICATIONS

- Roller shutter door
- Anti static flooring
- Self contained business unit
- Office accommodation within
- Air conditioning
- Heating
- Phase 3 power

## ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
UNIT 5 'THE ANNEX'	349.97	3,767

## RENT

Upon application

## LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis.

## EPC

Available upon request.

## RV

We are advised that the current RV is £21,400, resulting in rates payable (2026/27) being £10,239

## PLANNING

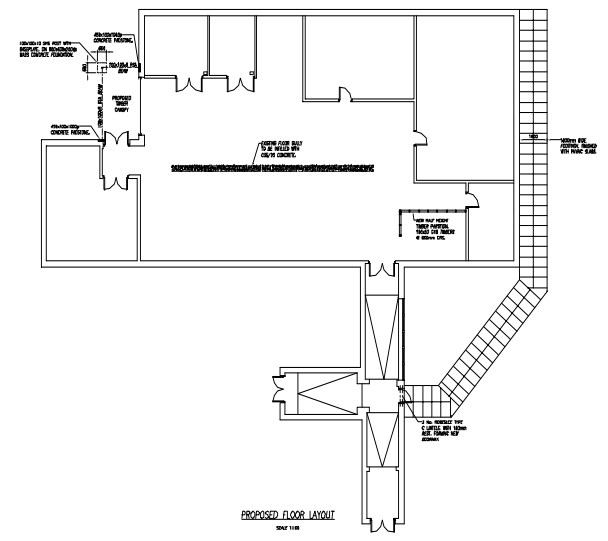
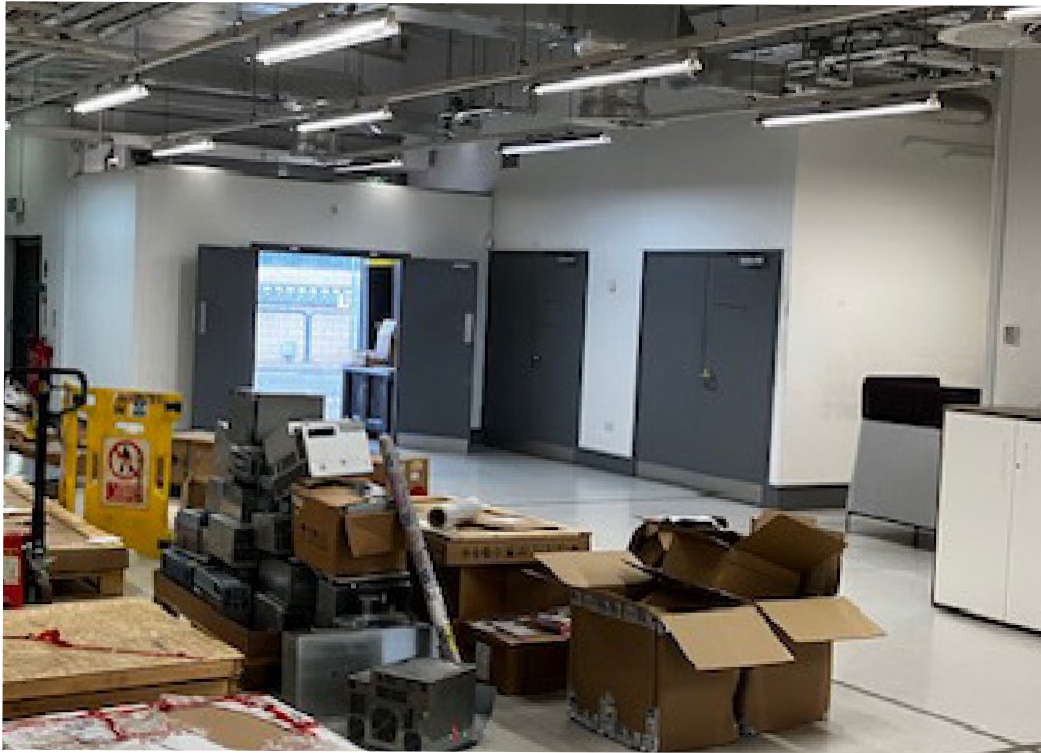
The subjects have a Class 4 (office) use, however other uses may be considered subject to planning.

## ENTRY

Upon agreement.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



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# GET IN TOUCH

Please get in touch with the letting agent for more details.

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