

Light Industrial Unit

To Let



Unit J, Burnhouse Industrial Estate, Whitburn
EH47 0LQ

Unit J, Burnhouse Industrial Estate

Whitburn, EH47 OLQ



Agreement

To Let



Detail

Light Industrial Unit



Rent

£8 per square foot



Size

107.02 sq m (1,152 sq ft)



Location

Whitburn, EH47 OLQ



Property ID

#GLA-AWLK

For Viewing & All Other Enquiries Please Contact:



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Property

The subjects available comprise a self-contained single storey light industrial unit with concrete block walls, profile metal clad roofs. Internally, the unit has partitioned offices and a toilet/shower.

Access is provided by Roller Shutter doors from a shared car park located within the secure site boundaries.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total	107.02	1,152

Energy Performance Certificate

Rating: E

Services

We understand that mains water, electricity and drainage supplies are available and connected to the unit. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the unit has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Rateable value: £7,000

Rate poundage for the current year is £0.498

Interested parties should direct all enquiries on rates payable to West Lothian Council on the following link:

<https://www.westlothian.gov.uk/business-rates>

Tenure

The unit is available **To Let** by way of a new Full Repairing and Insuring lease for a term to be agreed, or a short term licence.

Rent

The unit is available at an initial rental of **£8 per square foot**.

A proportionate service charge is also payable for the unit.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Burnhouse Industrial Estate is a popular, small, general needs industrial estate situated to the south west of Whitburn. Junction 4a of the M8 provides excellent access to all parts of Scotland's central belt.

