

TO LET
COMMERCIAL UNIT

 **GRAHAM
SIBBALD**



**Whiteside House,
Whiteside Industrial Estate,
Bathgate, West Lothian, EH48 2RX**

- Ground floor office suite extending 675.6 sqm (7,272 sq.ft.)
- Shared Yard and roller shutter access
- Located at the entrance to Whiteside Industrial Estate, Bathgate
- Suitable for a variety of uses (subject to planning)
- Offers over £40,000 per annum

LOCATION

The subjects lie within Whiteside Industrial Estate in Bathgate, a well-established commuting town with a resident population of approximately 23,000.

Bathgate is strategically positioned just off the M8 motorway, approximately 5 miles west of Livingston, providing convenient access to Edinburgh, Glasgow and the wider Central Belt. Whiteside Industrial Estate is situated to the south of the town centre, with access via Whitburn Road leading onto Whiteside Cottages, and is only a short drive from Junction 4 of the M8.

The estate itself comprises a range of established light industrial, trade and commercial occupiers. Recently, units within the estate have benefitted from successful change of use proposals.



DESCRIPTION

The subjects comprise the ground floor of a detached two-storey commercial building, situated at the entrance to Whiteside industrial estate. The accommodation is presented in an office-style fit-out, providing open plan space with suspended ceiling tiles, inset lighting and carpeted flooring throughout. The unit is accessible via a reception area, with meeting rooms & w/cs. The property further benefits from gas central heating, a secure alarm system, meeting rooms and w/cs.

Externally, the subjects benefit from a shared yard area, providing car parking spaces, together with a roller shutter door providing access for loading and servicing if required.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Floor	Sq.m.	Sq.Ft.
Ground	675.6	7,272
Total	675.6	7,272

RATEABLE VALUE

According to the Scottish Assessors Association Website, we note that the whole subjects have a current rateable value of £99,000. With the ground floor being accountable for £50,678.

RENT

Offers over £40,000 per annum (exclusive of VAT).



To arrange a viewing please contact:



CORANN HENDERSON

Graduate Surveyor

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ROSS WILSON

Partner

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LEASE TERMS

The premises are available on the basis of a new Full Repairing and Insuring (FRI) lease.

VIEWINGS

By appointment only.

EPC

Available upon request.

LEGALS + VAT

Each party has to bear their own legal costs. The tenant will be liable for any registration dues and any VAT payable in this transaction.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: May 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.