

Property Management & Development

Industrial Units – Burnhouse Industrial Estate, Whitburn



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.

DESCRIPTION

The estate comprises a wide range of industrial and office use units ranging in size:

Units	SqM	Sqft
2 – 6	185.8	2000
7	75.9	818
8	48	517
9	29	312
10	48	517
11	71.9	775
12	56	603
13	66.6	717
14	58.9	635
15	86.5	931
16 – 19	92.9	1000
20 – 24	185.8	2000
25 – 40	46.5	500
41 – 48	92.9	1000

The units have an Energy Performance Certificate rating of G to D+

VIEWING:

To arrange a viewing, or for further information contact Darren Stenhouse Tel: 01506 283373
Email: darren.stenhouse@westlothian.gov.uk

LEASE TERMS

West Lothian Council operates an easy-in, easy-out letting policy.

- Units are available on a month-to-month basis, on standard lease terms. A copy of the lease and Tenant Handbook can be found on www.westlothian.com/pmd
- The rent is payable in advance on the 1st of each month, by direct debit. The monthly charge will be subject to an annual, upwards only review.
- A deposit of 3 month's rent is payable, which is held for the duration of the lease.
- Tenants are responsible for internal repair and maintenance of the units.
- Building insurance is included in the monthly charge, but the tenant is responsible for their own contents and Public Liability insurance.
- Tenants will be responsible for the payment of Non-domestic rates. (Some occupiers may be eligible for rates relief and information can be made available on request). Rateable values can be found at www.saa.gov.uk
- Occupiers will bear all utility costs.
- There is no service charge.

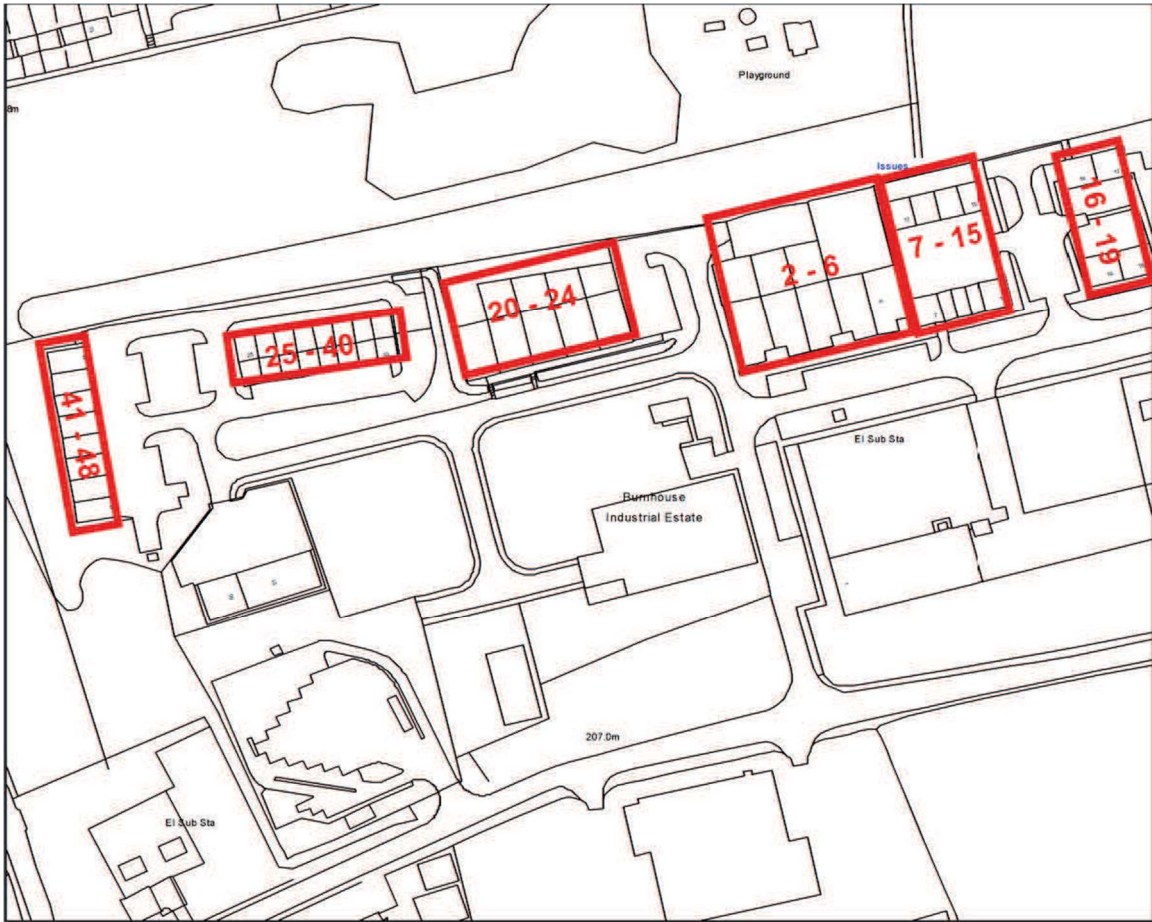
USE

The units are generally suitable for uses falling within Planning Use Classes 4, 5 and 6, i.e. office; industrial; and storage and distribution.

Use for vehicle repairs; leisure activities; or uses that generate substantial vehicle movements or introduce hazardous materials may be discouraged. Retailing is not permitted.

ENTRY

Subject to the submission of a satisfactory application, the council is able to offer entry within five working days



Layout and Location Plans

