

INCHWOOD PARK | PHASE TWO

BATHGATE WEST LOTHIAN EH48 2EH



EXISTING TENANTS INCLUDE:

SCREWFIX



HOWDENS JOINERY CO.

acorn
industrial services limited

RFE

Robbie Fluid Engineering Ltd.

DUNEDIN CANMORE

GROUP

INCHWOOD BUSINESS PARK IS AN EXCITING NEW INDUSTRIAL DEVELOPMENT
PHASE 2 | UNITS FROM 223 SQM (2,400 SQFT) TO 446 SQM (4,800 SQFT)
NOW ON SITE - ENTRY - LATE 2017

www.inchwoodpark.co.uk



Aerial Key

- 1 Inchwood Park - Phase One
- 2 Inchwood Park - Phase Two
- 3 Inchwood Park - Phase Three
- 4 Catalent
- 5 Pyramids Business Park
- 6 To Edinburgh (A7066)
- 7 M8 Motorway
- 8 Bathgate - Edinburgh rail line

General

Within this development Phase 1 is now fully let and construction of Phase 2 is now underway. Lettings within Phase 2 have already been secured with Screwfix and Howden Joinery, leaving units available from late 2017 from 223 sqm (2,400 sqft) to 446 sqm (4,800 sqft).

Phase 3, the final phase of the development, will comprise a single unit of up to 929 sqm (10,000 sqft). This will be available on a pre-let basis and on a timescale to be agreed.

Location

Inchwood Park is ideally situated to serve central Scotland with the major cities of Edinburgh and Glasgow only 21 and 28 miles away respectively. The Forth Road Bridge is also within 15 minutes' drive.

Inchwood Park is located to the south-east of Bathgate, close to Junction 3A of the M8 motorway (Edinburgh-Glasgow). Bathgate town centre is within a couple of minutes' drive and Livingston centre is approximately 7 miles from Inchwood Park.

Description

Inchwood Park is an exciting new development situated in a prominent location overlooking the A7066 Bathgate to Broxburn Road.

The Phase 2 accommodation will be constructed to a similar specification to Phase 1. The internal configuration of the accommodation can be constructed to suit the individual occupiers.

Completion of Phase 2 is planned for late 2017 when the remaining units will be available for occupation.

As previously mentioned Phase 3 is available by separate negotiation and on a timescale to be agreed.

Accommodation

Phase 2

UNIT	SQ M	SQ FT
Unit 10	223	2,400
Unit 16	223	2,400
Unit 17	223	2,400
TOTAL	669	7,200

Available late 2017

Phase 3

Phase 3	929	10,000
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Available on a timescale to be agreed

Specification

- High quality microrib composite cladding
- Glazed curtain walling (in part)
- DDA compliant
- High quality landscape environment
- Service yard
- Minimum eaves height 6 metres to underside of haunch
- Car parking for 58 cars in Phase 2 (1:30 sq.m)
- Electrically operated insulated sectional doors
- 3 Phase power and gas supply





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SAT NAV REF: EH48 2EH

Energy Performance Certificate

The EPC for Phase 1 buildings is B. Phase 2 will be assessed on completion.

Lease Terms

The new buildings are available to lease on a full repairing and insuring basis and for a term to be agreed.

Rental

Further details on the required rent is available by speaking to the joint agents noted below. The rent required for the buildings will depend on the extent of the internal fit out and other terms associated with the lease.

VAT

VAT will be charged on the rent and all other costs associated with the lease.

Viewing & Further Information

Viewing and further information available from the joint letting agents:-



Bryce Stewart

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DD: 0131 221 2454



Neil McAllister

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Date of Republication: June 2017