

SUITABLE FOR A VARIETY OF BUSINESS USES; OFFICE (CLASS 4),
INDUSTRIAL (CLASS 6) , LEISURE (CLASS 11).



4 Gardners Lane,
Bathgate, EH48 1TP

- Industrial unit extending to 20,000 sq ft
- Dedicated yard/parking offered
- Ample free parking in the immediate vicinity
- Prominently situated in close proximity to Bathgate town centre
- Located in the heart of the Central Belt between Glasgow and Edinburgh
- Suitable for a variety of uses (STP)



To arrange a viewing please contact:



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LOCATION

Bathgate is excellently located in Scotland's Central Belt, within the M8 Corridor between the cities of Edinburgh (22 miles) and Glasgow (29 miles). It is also only 6 miles north of Livingston. The town has excellent communication links with the regions motorway network being approximately 1 mile south at Junction 3A of the M8 Motorway. Bathgate also benefits from a train station, which offers regular national services.

More specifically, the subjects are situated on the north side of Glasgow Road (A89) at its junction with Millburn Road, in close proximity to Bathgate town centre. The subjects benefit from a highly visible roadside location, as well as ample parking within the immediate vicinity. The units are located in a mixed use area with surrounding uses including retail, residential and industrial.

Surrounding occupiers include; B&M Homestore, Aldi, Lidl and McDonalds.

| Connectivity | Miles |
|------------------------|-------|
| Bathgate Train Station | 0.6 |
| Lidl | 0.3 |
| Aldi | 0.1 |
| McDonalds | 0.3 |
| M8 | 3 |
| Livingston | 6 |
| Edinburgh | 22 |
| Glasgow | 29 |

DESCRIPTION

The property currently comprises an industrial and office complex. However, our client has planning permission to convert the office accommodation into a residential scheme and refurbish the industrial space to offer a range of recently refurbished industrial/business accommodation.

Our client is happy to consider all business uses (industrial/retail/leisure) and can work with any ongoing occupier to provide a bespoke premises.

ACCOMMODATION

The property has a total gross internal area of 20,000 Sq Ft

RENT

£120,000 per annum (VAT Exempt)

VAT

VAT will not be payable on the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings, Transactions Tax and registration dues incurred in this transaction.

RATEABLE VALUES

To be reassessed on entry.

EPC

The Energy Performance Certificates (EPC) are available on request.

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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2026

