

NO **76** **STEWART DRIVE**
WHITBURN
BATHGATE EH47 0LE

TO LET (MAY SELL)
34,331 sq ft (3,190 sq m)
Standalone Warehouse
with 1.3 acre secure yard

TO BE REFURBISHED

CGI FOR ILLUSTRATIVE PURPOSES ONLY



NO 76

76 Stewart Drive is a standalone unit, with steel portal frame, metal clad elevations and steel portal roof. The unit benefits from 6 metre eaves, 50 metre secure yard with parking, and two story office facilities with amenities.

The unit is due to be fully refurbished which includes new 40mm composite panel roof systems with skylights, new 40mm composite panelling to the walls, new floor slab, and general overhaul off all offices and amenities. A full breakdown of proposed works are available upon request.



4 ROLLER
SHUTTER DOORS



INTERNAL HEIGHT
6 METRE EAVES



1.3-ACRE YARD



GOOD PARKING
PROVISION



2 STORY MODERN
OFFICE SPACE

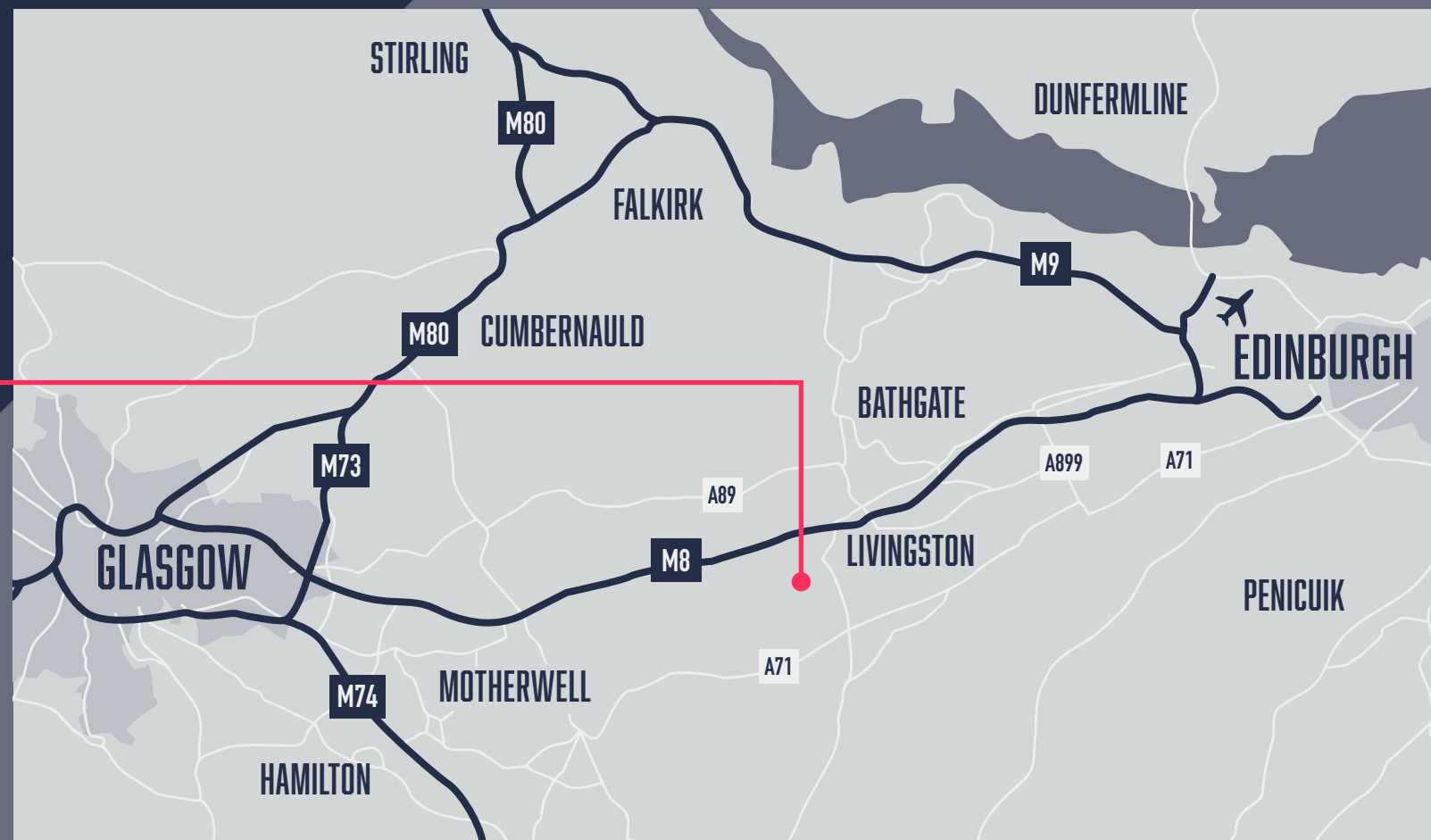
NO 76 LOCATION

76 Stewart Drive is located to the North East of Whitburn and offers immediate access to the M8. Located just over 1 mile from J4A, the property is well situated to serve Edinburgh and Glasgow. The M8 corridor directly links Scotland's well populated Central Belt, acting as a prime location for occupiers.



DRIVE TIMES

Livingston	15 mins
Glasgow	30 mins
Edinburgh	30 mins
Stirling	40 mins



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warehouse with 1.3 acre secure yard

Terms

Available on a new Full Repairing and Insuring lease. Alternatively, the landlord will consider selling the property.

VAT

The property is elected for VAT and VAT will be payable.

EPC

To be recommissioned upon completion of refurbishment.

Further Information

For further details or viewing please contact the joint agents.

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