

DM HALL

To Let

Industrial /
Warehouse /
Workshop

4 A + B Murraysgate
Industrial Estate,
Whitburn,
EH47 9LE

508.67 SQ M
(5,475 SQ FT)



Property Details

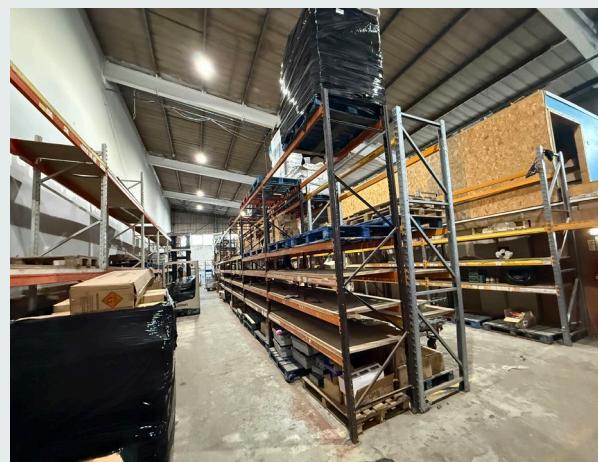
- Industrial / warehouse / workshop premises available for lease in established West Lothian Industrial Estate
- Offering 320.69 SQ M (3,452 SQ FT) of industrial space and 188.01 SQ M (2,024 SQ FT) of trade/retail, office, kitchenette, meeting and W/C accommodation
- Roller shutter height 4.57m / low eaves 7.55m / apex 8.46m
- Situated approximately 2 minutes' drive from junction from junction 4A of the M8 motorway
- Unit available for immediate occupation
- Offers over £30,000 per annum (exc. of VAT)

LOCATION:

The town of Whitburn is located approximately 27 miles east of Glasgow, 23 miles west of Edinburgh, 7 miles to the west of Livingston and 4 miles to the west of Bathgate, within the West Lothian district of Scotland. Whitburn is an established commuter town for all of the above areas.

The subjects themselves are located at Unit 4 Murraysgate Industrial Estate, which is situated on the western periphery of Whitburn. Murraysgate is a highly established industrial estate and is situated approximately 2 minutes' drive from junction 4A of the M8 motorway network. Access to the site itself is taken directly off the B7066, approximately 500m from the roundabout to the west.

The exact location of the subjects can be seen on the appended map:



DESCRIPTION:

The subjects comprise an end terraced unit contained as part of a larger steel portal frame industrial/warehouse premises, surmounted by what appears to be an asbestos/cement sheet roof. The units are clad externally in brick with part translucent panels/ part metal profile sheeting to the upper levels. The unit benefit from a 3-phase electrical system, solid concrete load bearing floor and generous eaves height of 7.55m at low point and 8.46m at the apex.

The unit itself is situated on a good-sized site equating to approximately 2 acres and is bound by concrete post and mesh palisade fencing, with on-site parking available.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

4 A + B Murraysgate Industrial Estate	Floor	SQ M	SQ FT
Industrial, offices, meeting, Ground retail, kitchenette, W/Cs		508.67	5,475

SERVICES:

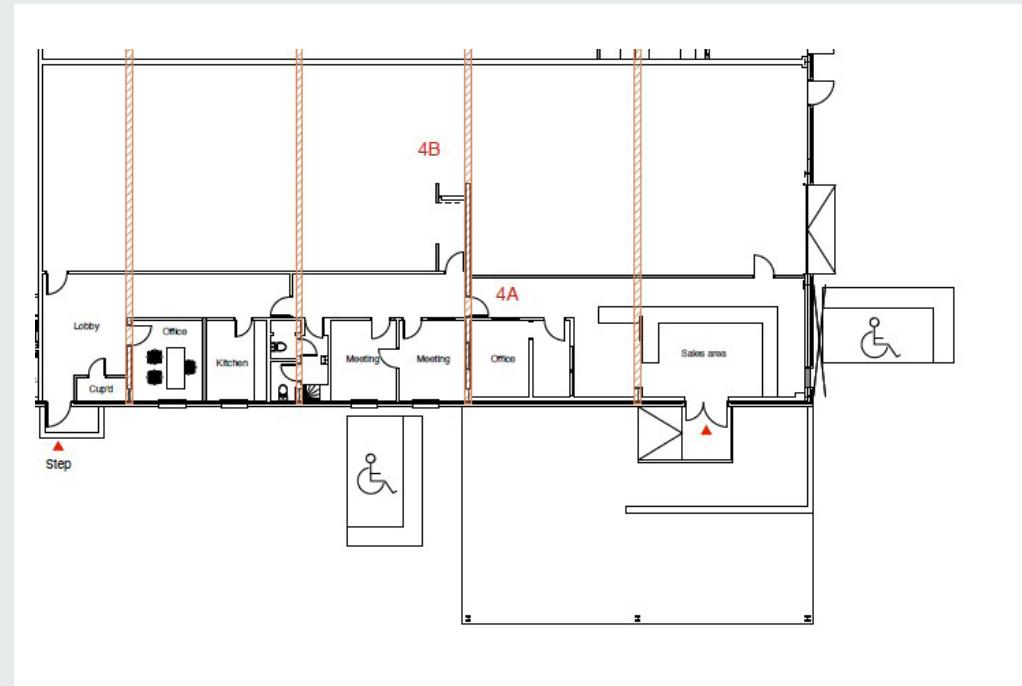
The subjects benefit from mains electricity, water and sewage.

LEASE TERMS:

The subjects are available on a new Full Repairing and Insuring lease agreement for a term to be agreed.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The EPC rating is a B.



Property Details

NON-DOMESTIC RATES:

According to the Scottish Assessors Association website, the subjects have a current rateable value of £20,400, although we understand this to be increasing to £22,000 as of the 1st of April 2026.

PROPOSAL:

All proposals to lease should be sent directly to the sole marketing agents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

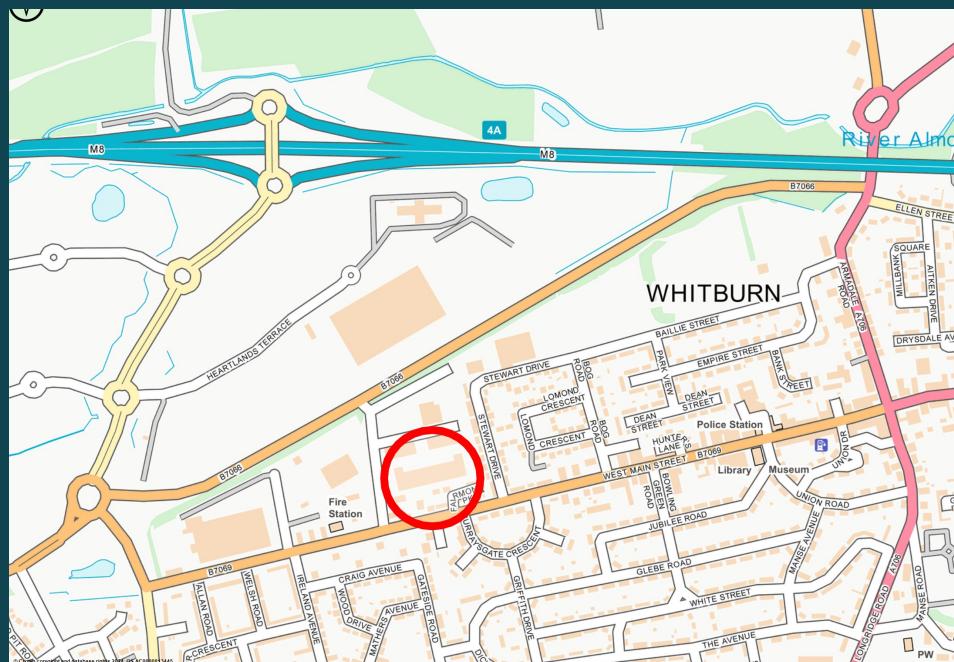
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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