



To Let

Pyramids provides 1st class business accommodation with extensive common facilities; gym, restaurant, nursery & meeting rooms.

- Self contained business unit
- Would suit a variety of uses; offices, industrial, storage, data centre, R&D
- Extensive on-site facilities for staff and visitors
- Flexible lease terms considered
- Competitive financial packages available
- Available from June 2026 onwards

Pyramids Business Park

Bathgate, EH48 2EH

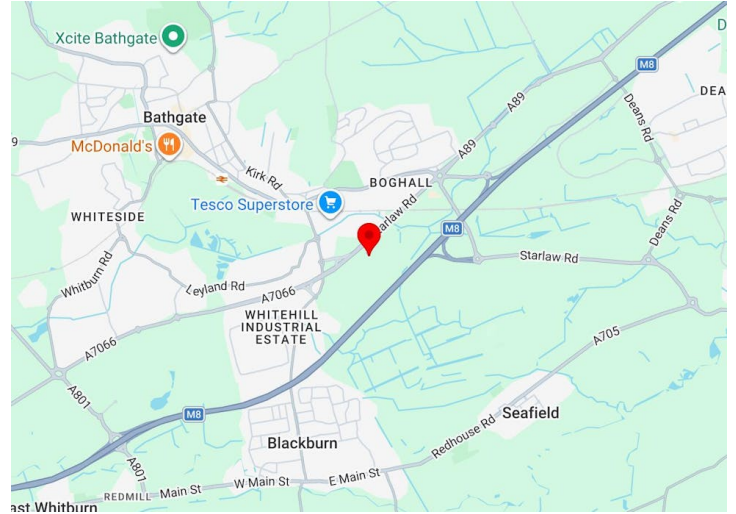
3,767 sq ft

349.97 sq m

Reference: #29689

Pyramids Business Park

Bathgate, EH48 2EH



Summary

Available Size	3,767 sq ft / 349.97 sq m
Rent	Rent on application
Rates Payable	£3 per sq ft estimated
Car Parking	N/A
Estate Charge	N/A
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

'The Annex' at the Pyramids is a self contained industrial unit extending to 3,767 sq ft which allows for flexible uses. The unit has main door access and a roller shutter door whilst also containing direct access to the office accommodation adjacent. The unit consists of an open plan area with two smaller office rooms with windows around the perimeter. The unit also has large amounts of storage space and a self contained plant room. The roller shutter door is c.9 feet tall. The unit benefits from phase 3 power, anti static concrete flooring, good floor to ceiling heights, air conditioning and heating.

Location

Pyramids Business Park is located at junction 3 of the M8 Motorway, which runs along the southern border, and connects to Edinburgh and Glasgow city centres respectively 30 and 45 minutes from the Park. A place to collaborate, create and connect.

Accommodation

Business units available from 3,767sqft and upwards

Description	Size	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Unit 5 "The Annex"	3,767 sq ft	£5	£2.83	On Application	Available

Specification

The specification includes:

- Roller shutter door
- Anti static flooring
- self contained office accommodation within
- Phase 3 power

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GENERAL NOTES:

1. THE DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL DIMENSIONS AND ASSURANCES TO BE ACCURATE TO THE INTENT AND ATTENTION OF THE ARCHITECT IN WRITING.
3. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
4. ALL LEVELS ARE IN METRES, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECTIFYING ANY DIMENSIONAL ERRORS OR OMISSIONS THAT DOES NOT COMPLY WITH THE ARCHITECT'S INTENT.
6. PRIOR TO THE REMOVAL OF ANY CONCRETE OR STRUCTURE, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND MUST REMAIN SO UNTIL ALL STRUCTURAL ALTERATIONS ARE COMPLETE AND OK.
7. ALL WORK SHALL BE SUBJECT TO THE REMOVAL OF ANY STRUCTURAL ELEMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION & MAINTENANCE OF ALL EXISTING SERVICES AND STRUCTURES.
9. A FULL DETAILED SCHEDULE OF THE EXISTING AND PROPOSED STRUCTURES SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK ON SITE.

STEELWORK:

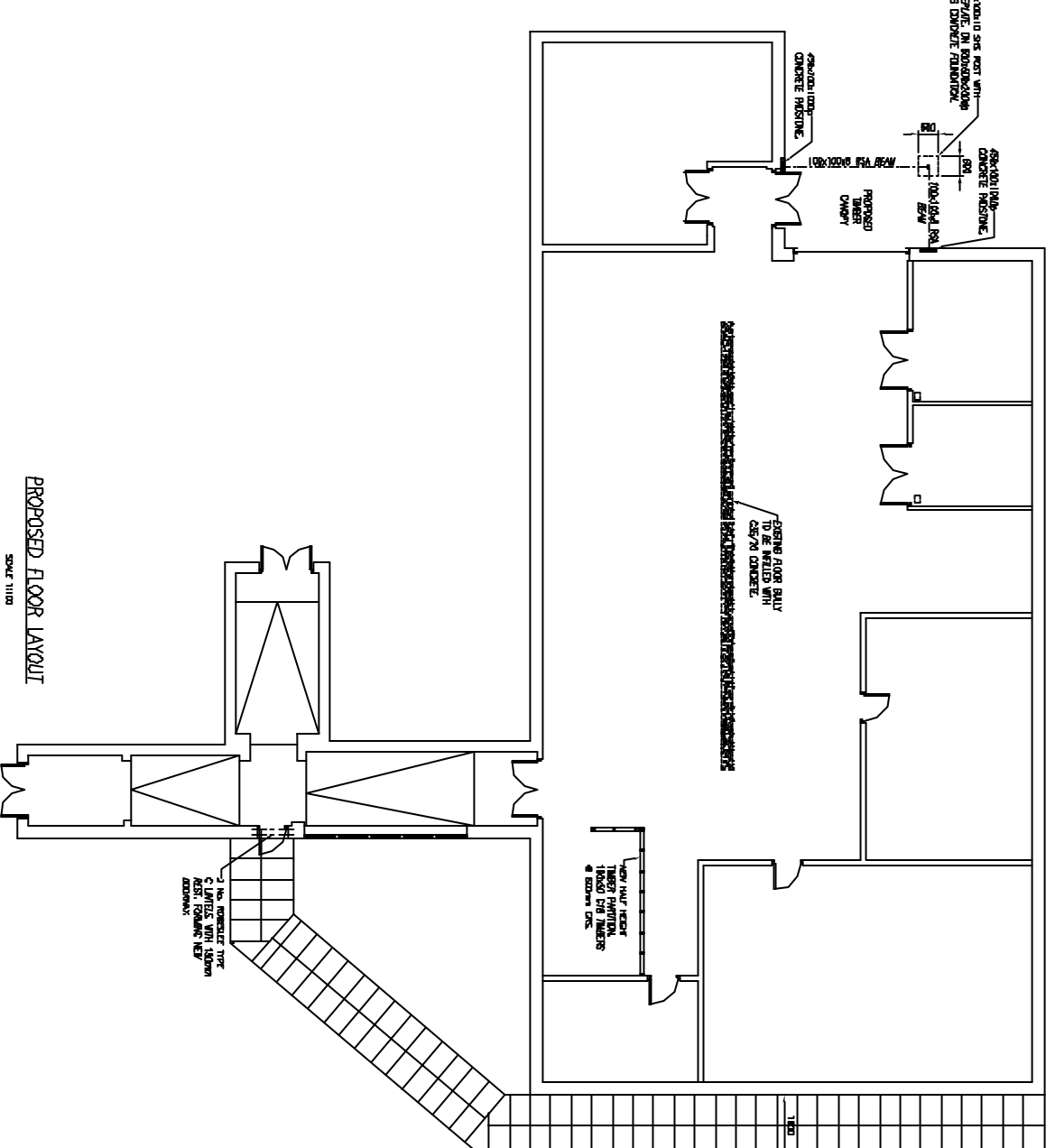
10. ALL STEELWORK TO BE MADE USING STEEL WITH A MIN. YIELD STRENGTH OF 355/475/555/690.
11. ALL FACTS TO BE SHOWN AS SHOWN DRAWINGS.
12. ALL STEELWORK TO BE SHOT BLENDED TO S20 AND FINISHED WITH HEAVY GRAIN ZINC PHOSPHATE PRIMER TO 75 MICRONS AND TOPCOAT UP ON SITE AS REQUIRED. (UNLESS NOTED OTHERWISE)
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL SITE SIZES PRIOR TO FABRICATING STEELWORK.
14. ALL WELDS TO BE FULLY FACED WITH SAFE AND KEPT TO PROVIDE UNIFORM BEARING.
15. ALL COLUMN BASES TO BE CHECKED USING NON SHAKING HAMMER.

CONCRETE:

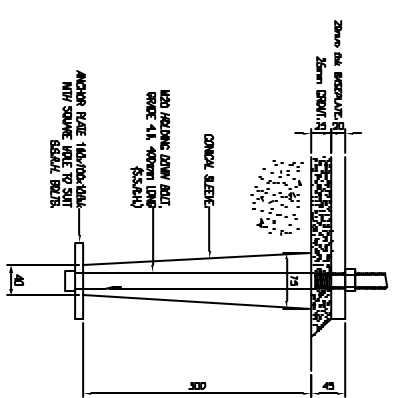
16. STRUCTURE CONCRETE SHALL BE QUALITY CONTROLLED, MANUFACTURED AND SUPPLIED BY AN APPROVED SUPPLIER AND MUST BE TESTED AND APPROVED BY AN INDEPENDENT LABORATORY AT 7 DAYS AND 28 DAYS IN ACCORDANCE WITH THE SPECIFICATION.
17. BRICKWORK CONCRETE SHALL HAVE A MINIMUM CHARACTER STRENGTH OF 35 N/mm² AT 28 DAYS.
18. MINIMUM CURT CONCRETE SHALL BE 200KG/M³ CEMENT AND 100KG/M³ ADMIXTURE. ALL CONCRETE SHALL BE 100% COMPACTED BY AN INDEPENDENT LABORATORY AT 7 DAYS AND 28 DAYS IN ACCORDANCE WITH THE SPECIFICATION.
19. LESS REPRESENTATIVE TO BE TO BE SHOWN AS SHOWN DRAWINGS.
20. REMOVAL OF CONCRETE SHALL BE IN ACCORDANCE WITH THE SPECIFICATION.
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22. ALL STRUCTURAL MEMBERS ARE TO BE STRUCTURAL CLASS C18.
23. ALL WALLS SHALL BE CLASS 4 PRESTRESSED SQUARE TENDED AS SPECIFIED BY THE ARCHITECT'S DRAWINGS.
24. ALL JOINTS, UNLESS OTHERWISE SPECIFIED, SHALL BE CAST IN PLACE AND APPROVED BY THE ARCHITECT.
25. ALL JOINT CAST CONCRETE SHALL COMPLY WITH SECTION 10.1.1 UNLESS OTHERWISE NOTED.

TIMBER:

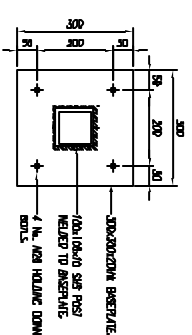
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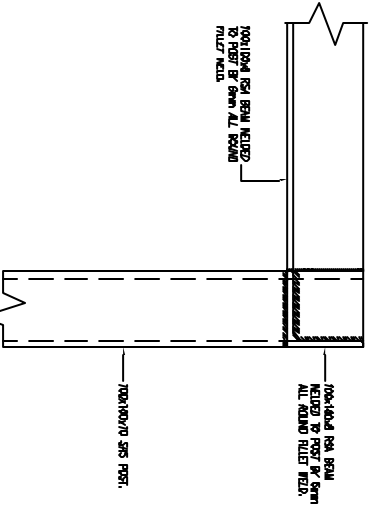
PROPOSED FLOOR LAYOUT
SCALE 1:100



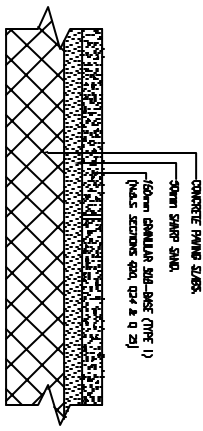
PROPOSED HOLDING DOWN BOLT DETAIL
SCALE 1:5



PROPOSED BASEPLATE DETAIL
SCALE 1:10



TYPICAL POST CONNECTION DETAIL
SCALE 1:5



SLABBED AREA CONSTRUCTION
SCALE 1:10

client	PEARL ASSURANCE PLC
architect	THOMAS AND ADAMSON
project	CALIBRATION LAB
date	
rev.	
date	
amendment	
by	
drawn	
checked	
issued for	PERMITS
scale (A1)	AS SHOWN
drawing number	05-NEW-101
revision	

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PROPOSED LAYOUT AND DETAILS OF ALTERATIONS