

# BATHGATE M8/J3a

WEST LOTHIAN EH48 2EY



A DISTRIBUTION WAREHOUSE WITH LARGE YARD  
AND EXCELLENT ACCESS TO THE M8 MOTORWAY  
**240,966 SQ FT (22,386.47 SQ M)**

**TO LET/FOR SALE**

## DESCRIPTION

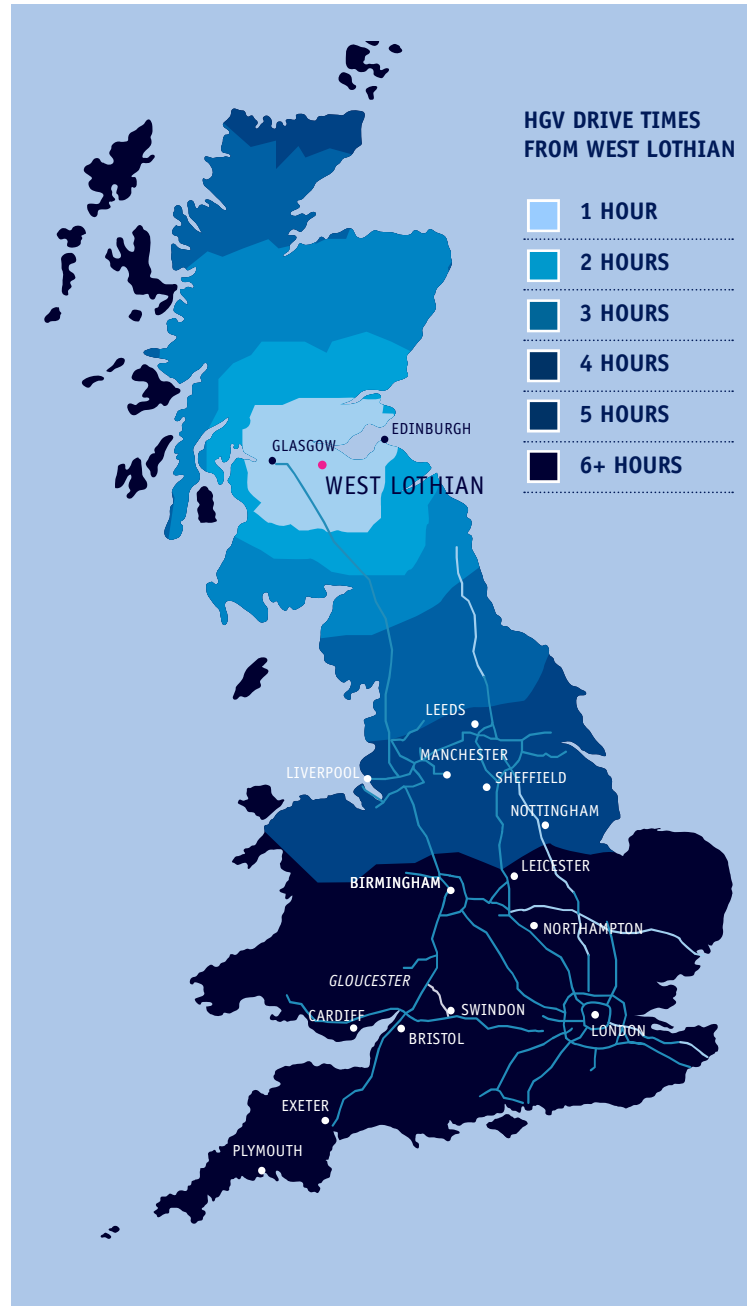
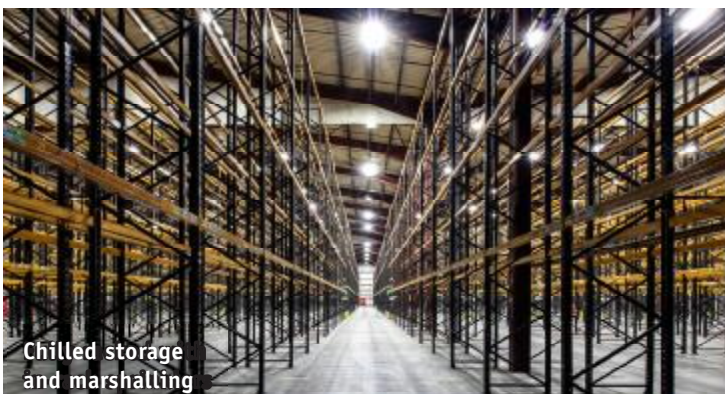
This Distribution Centre occupies a site extending to approximately 11.8 acres (4.79 ha) which bounds the M8 motorway. The property is fully secured with gatehouse access and approximately 3.9 acres (1.58 ha) is surfaced with concrete provided excellent external storage.

The warehouse bays are accessed via a combination of dock and ground level doors. Part of the warehousing is fully racked and part can provide chilled storage and marshalling. The entire facility has a sprinkler system including in-rack sprinklers. There are 2 storeys of offices and welfare accommodation at the front of the property which is separately accessed from the large car park.



## LOCATION

The property is strategically located adjacent and overlooking the M8 motorway between Junctions 3A and 4. The A801 is less than 5 minutes from the facility and provides direct access to the M9 and the north of Scotland. Edinburgh lies 20 miles to the east and Glasgow is 27 miles to the west. The ports of Leith and Rosyth are within a 40 minute drive and the rail freight terminal at Grangemouth is only 14 miles to the north.



## COMMUNICATIONS

### BY ROAD:

	TIME	MILES
M8 J3A/J4	2 mins	2 miles
M9 J1	13 mins	10miles
M73 J2	23 mins	20 miles
M74 J5	27 mins	21 miles

### RAIL FREIGHT TERMINALS:

	TIME	MILES
Eurocentral	16 mins	13 Miles
Grangemouth	30 mins	14 miles

### BY AIR:

	TIME	MILES
Edinburgh Airport	22 mins	13 miles
Glasgow Airport	44 mins	36 miles

### BY PORT:

	TIME	MILES
Leith	37 mins	22 miles
Rosyth Dockyard	32 mins	20 miles

Source: AA route planner



## ACCOMMODATION

	SQ FT	SQ M
Ground Floor Offices etc	3,836	356.37
First Floor Office etc	3,836	356.37
High Bay Warehouse & Goods in	162,094	15,059.05
Warehouse & Goods out	71,200	6,614.86
<b>TOTAL</b>	<b>240,966</b>	<b>22,386.47</b>

## SPECIFICATION

- Wall head heights to 12 metres
- Racked for 14,500 pallets
- Full sprinkler system including in-rack sprinklers
- Back up electrical power generator
- 20 dock level loading doors
- 9 ground level loading doors
- 4 chilled storage areas
- Total site area of 11.8 acres (4.79 ha)
- Large secure concrete yard extending to 3.9 acres / 1.58 hectares

## ENERGY PERFORMANCE

The Energy Performance Rating = F

## RATEABLE VALUE

Distribution Warehouse

NAV/RV £820,000





## TERMS

Our client will lease the property in part or in whole on lease terms to be agreed. Further information on the rent will be provided upon request.

Alternatively our client will consider selling its outright ownership in the property and offers are invited.



Secure concrete surfaced yard



20 dock level loading doors



## FURTHER INFORMATION



David Cobban  
DCobban@savills.com  
T: 0141 222 4101  
M: 07900 265 512



Gordon Reynolds  
gordon.reynolds@eur.cushmanwake.com

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