

**JUNCTION 3A M8**  
EASTER INCH | BATHGATE  
WEST LOTHIAN | EH48 2EH

**TO LET**

HIGH QUALITY WAREHOUSE  
4,161 SQ.M (44,785 SQ.FT)  
WITH FIRST FLOOR OFFICES  
2,475 SQ.M (26,641 SQ.FT)



## Location

- ▶ The premises lie adjacent to the M8 within 1/2 mile of J3A of the M8
- ▶ 21 miles from Edinburgh, Scotland's capital city and major financial centre
- ▶ On-site bus stop linking the business park directly to Bathgate and neighbouring towns within West Lothian and further afield.

It's not just about accessibility of course: With a population of over 150,000, West Lothian offers a host of amenities and a highly attractive lifestyle.

Occupying a strategic central location in the heart of Scotland's business environment, the Pyramids Business Park offers high quality warehouse and office facilities with unrivalled ease of access.

1. Car park
2. Yard
3. Existing warehouse totals (140,000 sq ft)
4. Offices
5. Staff gym, restaurant and crèche entrance
6. Visitor entrance and reception
7. Restaurant
8. Offices Car park
9. Dedicated Entrance



## Current Specification

The remaining ground floor warehouse accommodation, which totals approximately 44,785 sq ft, is available for immediate occupation and benefits from the following:

### Warehouse Area

- ▶ Warehouse minimum eaves height of 8.3 m
- ▶ Concrete power floated finished floor to 50 Kn/sq m
- ▶ Comprehensive heating system
- ▶ High Bay Energy Efficient lighting
- ▶ Sprinkler system throughout
- ▶ 24-hour CCTV coverage, monitored 365 days a year
- ▶ 10 automated dock levellers
- ▶ 3 phase power
- ▶ High level smoke control system

## Existing Pyramids Tenants

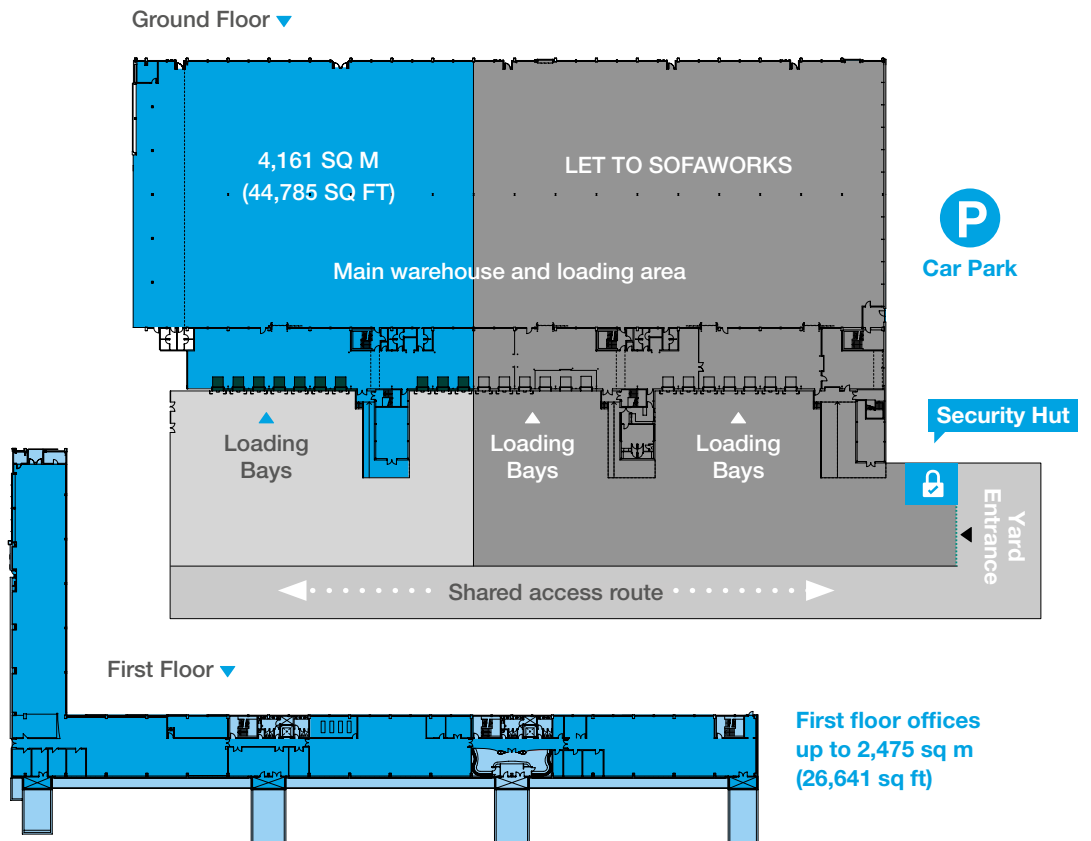
- ▶ Plexus
- ▶ Inland Revenue
- ▶ Redeem
- ▶ DRS
- ▶ Sofaworks

### First Floor Offices

Comprise circa 26,641 sq ft and benefits from the following:

- ▶ Raised access floor
- ▶ Fully air conditioned
- ▶ CAT 2 lighting
- ▶ Pedestrian goods lift
- ▶ Offices capable of sub-division
- ▶ 2 x 8 person passenger lifts to first floor offices

## Floor Plans



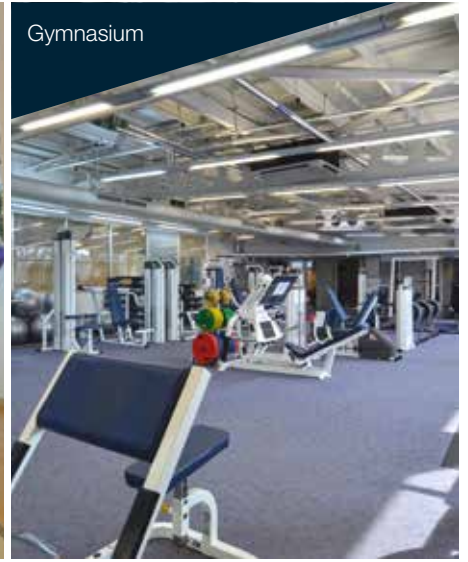


.....  
In addition to providing an attractive and flexible working environment, Pyramids Business Park has excellent on site amenities including a conference room, training & meeting rooms, restaurant, crèche and gymnasium facilities.  
.....

Meeting facilities



Gymnasium



Main Reception



450 Seat Restaurant

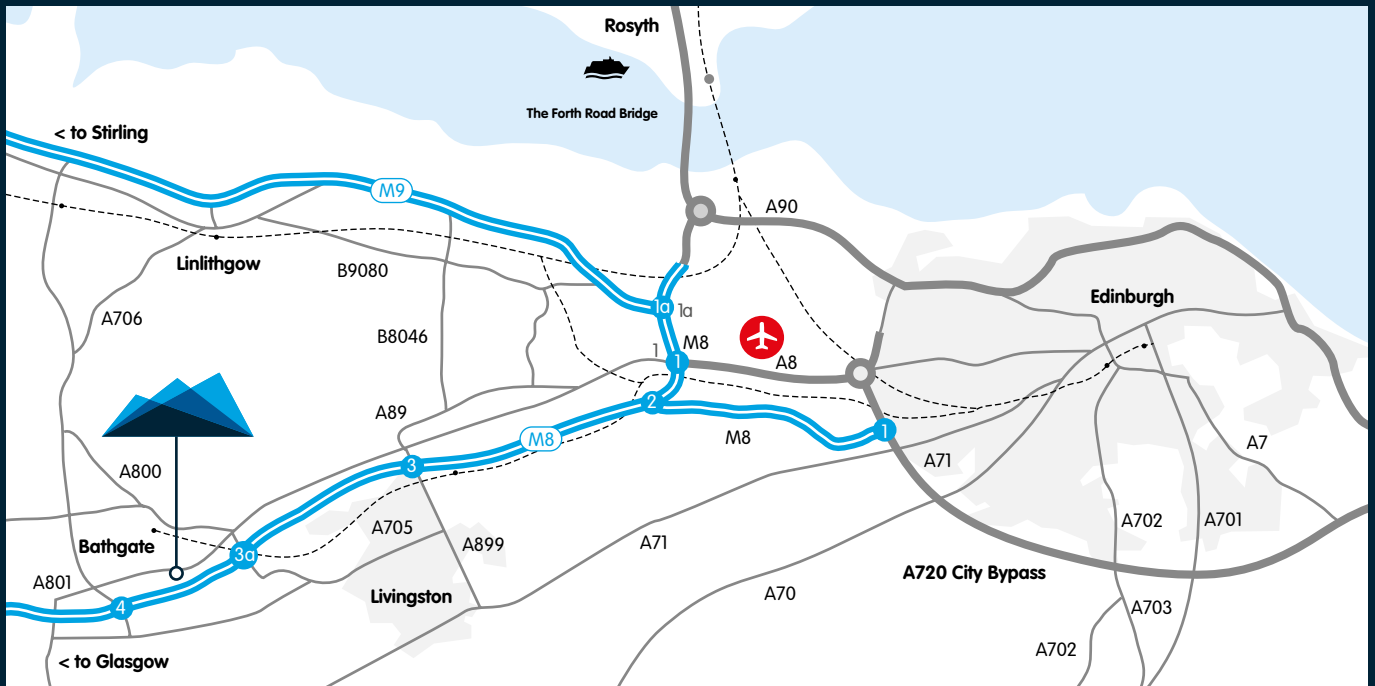


Crèche Facilities



Meeting Place





## Terms

This building is offered on a fully inclusive basis and the lease available will be internal repairing and insuring. Over and above the base rental for the warehouse and office accommodation there will be an occupational charge which will cover 24 hour security, air conditioning and heating costs, gas and electricity (for the common parts), external repair and maintenance, landscaping and a number of other services.

For a complete list of the services included within the occupational cost and also the base rental for the building please do not hesitate to contact the joint letting agents.

## VAT

VAT will be payable on the rent and all other costs associated with the letting.

## EPC

This building has an Energy Performance Rating of E.

**Location:** EH48 2EH United Kingdom **Grid ref:** NS988673  
**X:** 298900m **Y:** 667400m  
**Lat:** 55:53:20N (55.8889) **Lon:** 3:37:06W (-3.6182)

	DISTANCE	TRAVEL TIMES (MINS)		
	MILES	BY CAR	BY TRAIN	BY BUS
EDINBURGH	21.5	37	30	60
FALKIRK	20	28	15	20
GRANGEMOUTH PORT	14	26	15	86
LIVINGSTON	7.4	14	5	21
EDINBURGH AIRPORT	13.3	20	42	25
ROSYTH PORT	19.9	27	61	75
HAYMARKET STATION	19.8	29	22	65
STIRLING	22	38	71	103
GLASGOW QUEEN STREET	28.5	34	45	76
GLASGOW AIRPORT	37.1	41	114	78

[WWW.PYRAMIDSPARK.CO.UK](http://WWW.PYRAMIDSPARK.CO.UK)

## Further Information

Viewing and further information through the joint letting agents:

kirsty.palmer@eu.jll.com

alan.herriot@ryden.co.uk



[www.jll.co.uk](http://www.jll.co.uk)



[www.ryden.co.uk](http://www.ryden.co.uk)

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of agents has any authority to make or give any representation or warranty whatever in relation to this property. **SEPTEMBER 2014**