



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0131 357 4455 X @AlliedEdinburgh  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



## TO LET

**4 Mansefield Street, Bathgate, West Lothian, EH48 4PP**

- ✔ Extensively refurbished office accommodation
- ✔ Arranged over ground and first floor with dedicated main door entrance
- ✔ Provides a mix of open plan and cellular accommodation
- ✔ LED lighting and new carpet floor coverings throughout
- ✔ Extends to an approximate net internal area of 136 sq m (1,469 sq ft)

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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## LOCATION

Bathgate is a popular commuter town in West Lothian situated approximately 15 miles east of Edinburgh with a local population of around 21,000 people.

It benefits from close proximity to junction 3A and 4 of the M8 – Scotland's principal motorway connecting Edinburgh and Glasgow. Half hourly rail services connect the town to Edinburgh Haymarket and Waverley Station with regular train services to Glasgow in addition.

The subjects are situated in the centre of Bathgate on Mansfield Street close to its corner with North Bridge Street. Mansfield Street car park is located nearby.

The area is commercial with nearby occupiers including Sneddon Morrison, Domino's, Home Stop and SEED financial planning.

## DESCRIPTION

The subjects sit comprise extensively refurbished office accommodation arranged over ground and first floors of a two-storey building contained beneath a pitched and slated roof.

The property benefits from a glazed frontage with four large windows providing plenty of natural daylight to the main open plan office. To the rear is an open kitchen area with a private office off to the side.

The first floor provides a further office with a dormer window opening and storage space.

The specification includes LED lighting set within a suspended ceiling, wall mounted and data floor boxes with carpet floor coverings.

## ACCOMMODATION

According to our recent measurement survey the approximate net internal area of the subjects is as follows:

136 sq m (1,469 sq ft)

## RENT

Our client is seeking rental offers over £19,000 per annum to grant a new lease on full repairing and insuring (FRI) terms.

## UTILITIES

The property is served by mains gas, water and electricity.

## RATEABLE VALUE

The subjects require to be reassessed upon completion of landlord works to separate the premises from adjoining units.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC and recommendation report is available on request.

## LEGAL COSTS

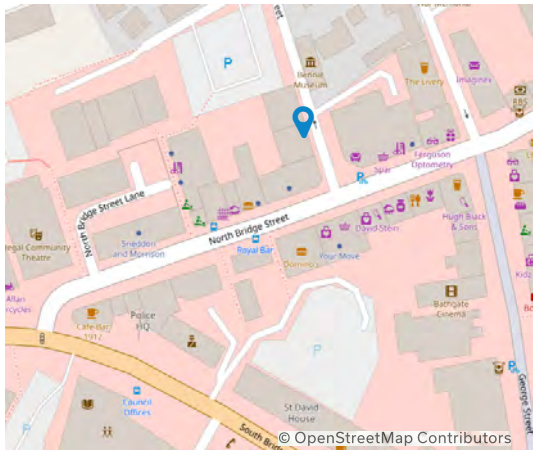
Each party shall bear their own legal costs with the eventual tenant liable for any Land and Building Transaction Tax (LBTT) and Registration Dues.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

## ENTRY

Upon completion of a formal missive under Scots Law.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland Ltd  
Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887  
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