

# FLEXSPACE BATHGATE

## Blackburn Road

**FLEX  
SPACE**  
BUSINESS UNITS  
ON FLEXIBLE TERMS

**SAT NAV:** EH48 2EH



### Workshop, Office & Studio



Workshop



Offices



Studio

Flexspace is one of the UK's leading providers of workshops, offices, warehouses and self storage units for small businesses.

Make Flexspace your first port of call to rent adaptable, convenient business units on flexible terms.

### Facilities



Powered Shutters



Furnished



Visitor Parking



Plug and Play

Easter Inch Court  
Bathgate  
EH48 2EH

FLEXIBLE  
ADAPTABLE • CONVENIENT

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## Overview

Flexspace Bathgate is a modern business centre providing a range of furnished offices, workshops and studios that are available on flexible terms.

The centre is fully telecoms & IT enabled and provides free car parking, whilst some of our offices have access to shower facilities.

The 33 ground floor offices range from 160 to 780 ft<sup>2</sup> (15 to 72 m<sup>2</sup>) and each has its own services with lighting, heating and carpets. All units can be let unfurnished or with packages including furniture, telephony, broadband and cleaning.

The 11 workshops range from 945 to 1,270 ft<sup>2</sup> (88 to 118 m<sup>2</sup>) and benefit from a private front door, electronic roller shutter access, 3-phase electricity, lighting and WC facilities.

For local amenities, Bathgate, just 2 miles away, is a busy Scottish town offering everything from popular stores, supermarkets, independent retailers and a range of restaurants and cafes. Closer to hand, there's a Tesco supermarket and Costa Coffee just 1 mile from the centre.



### BY RAIL

Bathgate Station is approximately 1 mile away.



### BY AIR

Edinburgh Airport is 10 miles away and Glasgow Airport 32 miles away.



For further enquiries please contact:

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