



# HeartlandsHouse



## TO LET

**Heartlands House** | 2 Heartlands Terrace  
J4A M8 | Whitburn | EH47 0SF



**West Lothian's best  
office building**

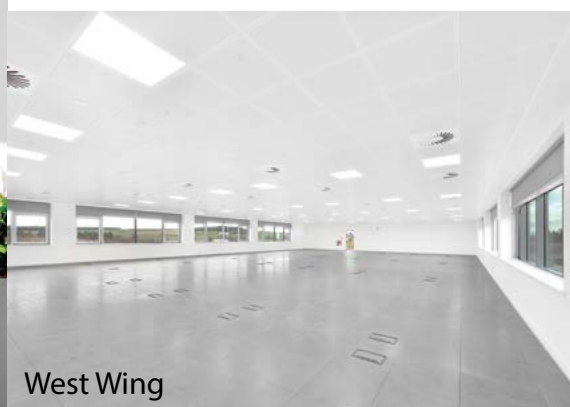
From 4,663–9,829 sq ft  
59 car parking spaces



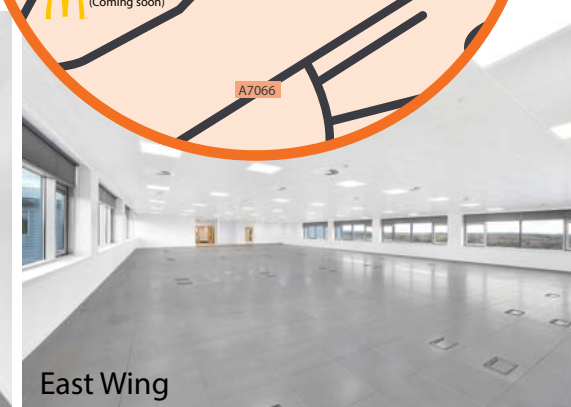
# HeartlandsHouse

Located in the heart of Central Scotland. 26 miles East of Glasgow and 25 miles West of Edinburgh.

Heartlands House sits immediately on **J4A** of the **M8** giving direct access to Scotland's motorway network. Overlooking the **M8**, Heartlands House provides a high profile, prominent position for an occupier.



West Wing



East Wing





**HeartlandsHouse**

## SPECIFICATION

Heartlands House was purpose built by Oil States UK to become their Scottish HQ building. It completed in 2017, making it West Lothian's newest office building. Built to the highest modern standards and Grade A office specification, Heartlands House benefits from the following:

### EPC B

Double height reception atrium

8 person high speed lift

Open plan office suites

Metal raised access floors incorporating floorboxes

Suspended ceilings

LED lighting

VRV heating & cooling system

Openable windows

Male, female & disabled WCs

Showers & lockers

59 secure car parking spaces (1:167 sq ft)

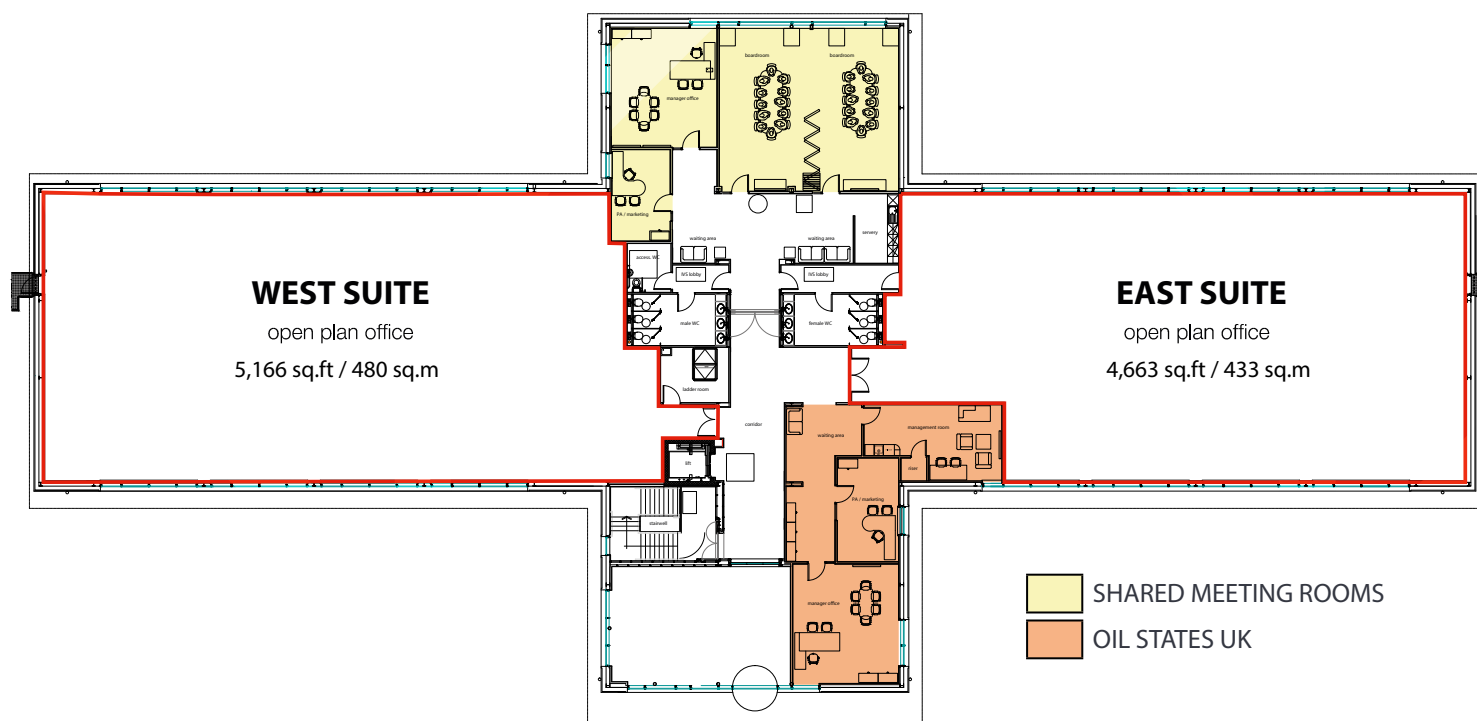
Secure cycle parking



## ACCOMMODATION

Oil States UK occupy the ground floor while the first floor office accommodation is available to let. The available accommodation is provided in two suites either side of a central core and extends to the following Net Internal Areas:

Suite	Sq ft	Sq m	Car Parking
1 <sup>st</sup> Floor East	4,663	433	28
1 <sup>st</sup> Floor West	5,166	480	31
<b>TOTAL</b>	<b>9,829</b>	<b>913</b>	<b>59</b>



## HEARTLANDS J4A M8

An exciting new development with consent for 2,000 new homes and over 1.5m sq ft of commercial space. This includes a new petrol filling station with Sainsbury's On the Go, KFC, Greggs, Starbucks Drive-thru and McDonalds which are all within a 10 minute walk from Heartlands House.

## TERMS

The offices are available on full repairing and insuring lease terms.

## RENT

Rental details are available on request from the joint letting agents.

## RATEABLE VALUE

The office accommodation will require to be assessed following entry.

## SERVICE CHARGE

The ingoing tenant will pay a pro-rata share towards upkeep and maintenance of the common areas. In addition, the tenant will benefit from access to staffed reception; attractive canteen area on the ground floor and well equipped suite of meeting rooms on the first floor.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.

For more information contact the joint letting agents:

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