

FOR LEASE

Office

Ground Floor Office Suite 17 Shairps Business Park, Houstoun Industrial Estate, Livingston, EH54 5FD

- Attractive self contained ground floor office suite
- 2,571 sq.ft / 238.85 sq.m
- Allocated lit car parking
- Rent on Application



LOCATION:

Livingston is the largest town in West Lothian, strategically located 15 miles west of Edinburgh and 30 miles east of Glasgow. Shairps Business Park is situated on the North Side of Houstoun Road which is the main spine road through the estate. The unit is close to Junction 3 of the M8 motorway, giving excellent links to the Scottish motorway network. The area is also well served by rail and bus services, minutes from Uphall and Livingston North Railway stations (with regular services between Edinburgh and Glasgow).

The town offers extensive retail and leisure facilities nearby including Centre, Livingston Designer Outlet, multiplex cinema and many more.

DESCRIPTION:

The subjects comprise of a ground floor office suite within a two-storey office building. The premises feature:

- Curtain walling with glazed entrance doors
- Double glazed windows with high performance glass
- Suspended ceilings and raised access floor system
- Electric panel heating system
- Male, female and disabled toilets
- Lift
- Kitchen area
- Allocated lit car parking

ACCOMMODATION:

The suites have been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and are as follows: 2,571 sq.ft / 238.85 sq.m

RATEABLE VALUE:

At present, the building is entered in the Valuation Roll as a single entry and the ground floor will be split from this entry on occupation by a tenant.

LEASE TERMS

The property is available on a new 5 year lease on standard commercial terms.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the joint letting agents:-

DM HALL
12 Grampian Court,
Beveridge Square,
Livingston, EH54 6QF
Tel: 01506 479010



Graeme Pollock Graeme.Pollock@dmhall.co.uk /
07507 562 652

Helana Clarkson Helana.Clarkson@dmhall.co.uk /
07786 025259

KNIGHT FRANK
2 Castle Terrace,
Edinburgh, EH1 2EL
Tel: 0131 222 9621



Simon Capaldi e: Simon.Capaldi@knightfrank.com
m: 07770 012 255

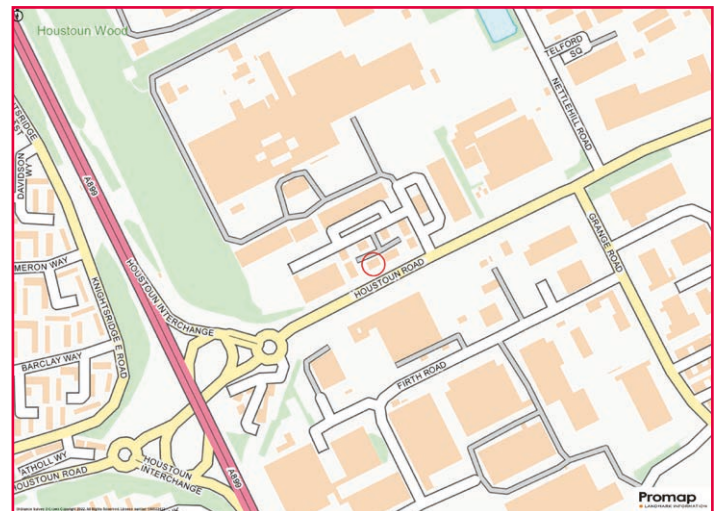
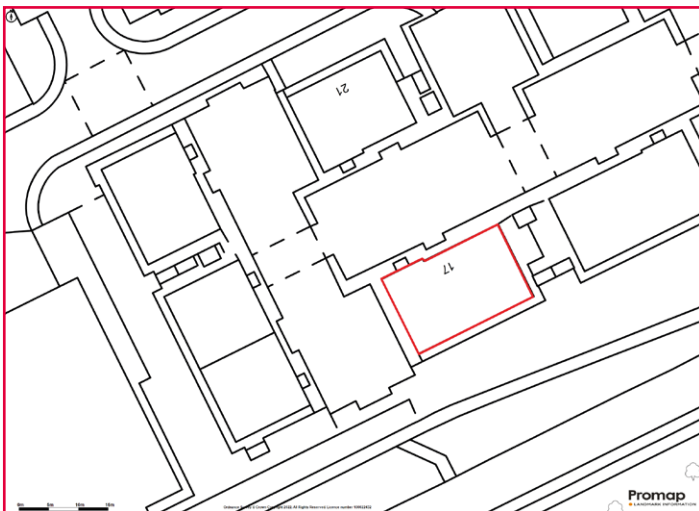
Hamish Graham-Campbell E: Hamish.Graham-Campbell@knightfrank.com
T: 0131 222 3083

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA2733

Date of publication: 09/2022



IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- All prices, premiums and rents quoted are exclusive of VAT.
- The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.