

DM HALL

To Let

**Warehouse/
Workshop**

11A Oakbank
Parkway,
Livingston,
EH53 0TH



383.77 SQ M
4,131 SQ FT

Property Details

- Light industrial workshop/warehouse with high quality internal fit-out
- Excellent on-site dedicated parking provisions
- Situated just off the A71 and Lizzie Brice roundabout
- Located in established and desirable Oakbank Industrial Estate, Livingston
- Offers over £35,000 per annum (exc. of VAT)

LOCATION:

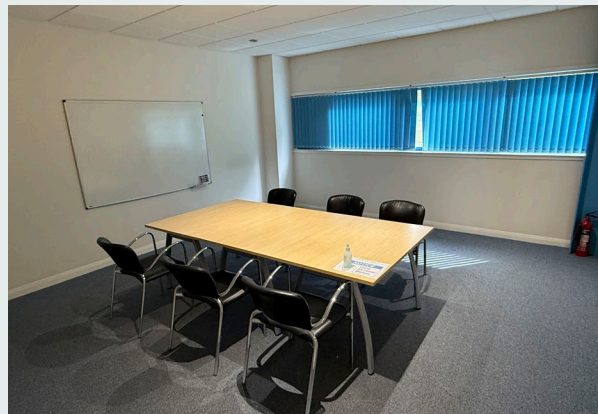
Located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, Livingston is the largest town in West Lothian with a population in excess of 60,000 people.

Oakbank Business Park is an established estate located towards the South-East of Livingston town centre. The town has excellent transport links, being strategically located close to the A71 and Junction 3 of the M8 motorway.

The exact location of the subjects can be seen on the appended map:

DESCRIPTION:

The subjects comprise a semi-detached light industrial workshop/warehouse premises of steel portal frame construction, with profile metal sheet cladding to the external walls and roof.



Property Details

The subjects offer a high-quality office and workshop/ laboratory style fit-out, whilst also providing staff welfare facilities, a generous sized board/meeting room and 3 x W/C compartments.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal basis and is as follows

Floor	SQ M	SQ FT
Ground Floor	383.77	4,131

LEASE TERMS:

We are seeking offers over £35,000 per annum on a new Full Repairing and Insuring lease for a term to be agreed.

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the premises has a rateable value of £24,700.

PROPOSAL:

All proposals to lease the premises should be directed towards the sole marketing agents on the below details.

LEGAL COSTS:

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

VAT:

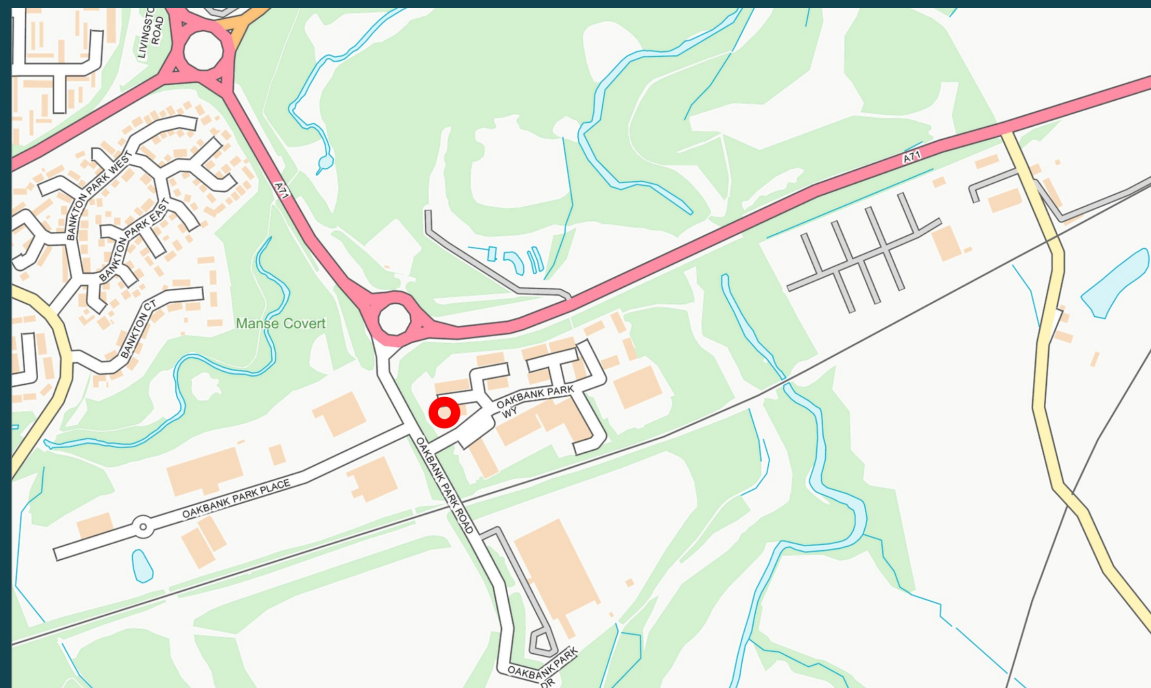
All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-



Property Details



Make an enquiry

Oliver Lawson MSC MRICS

Harry Pattullo MSC

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

0131 624 6130

edinburghagency@dmhall.co.uk

DM HALL



Regulated by
RICS

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