

DM HALL

For Sale

Industrial / Warehouse
/ Workshop

11 Kelvin Square,
Livingston,
West Lothian,
EH54 5PF



424.95 SQ M
4,574 SQ FT

Property Details

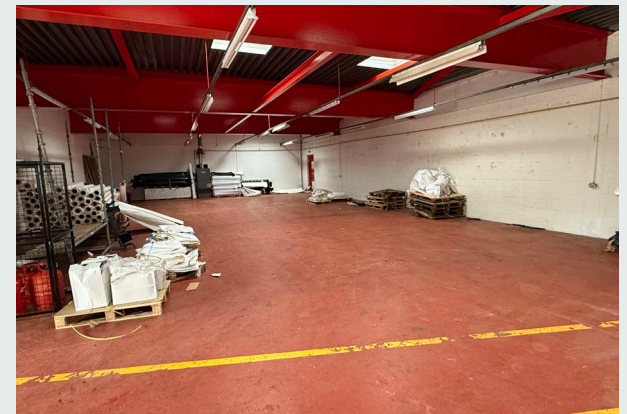
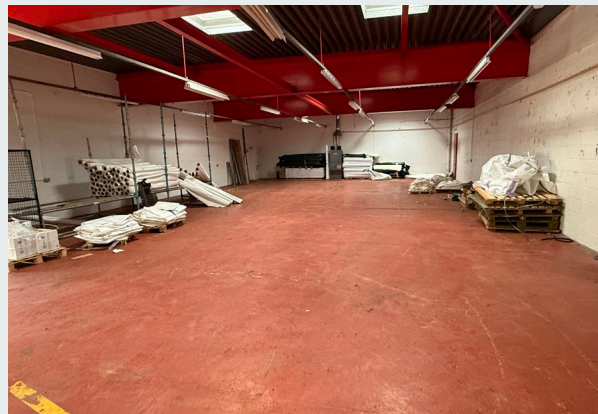
- Rarely available industrial / warehouse / workshop premises available for outright purchase
- Situated within Livingston's established and desirable Houstoun Industrial Estate
- Neighbouring occupiers within Kelvin Square include Kwik Fit, National Tyres and Autocare, Graham Plumbers Merchant and Wolsely Electrical
- 8 dedicated parking spaces to the front of the premises
- Eaves height of 4.14m
- Offers over £365,000 (exc. of VAT)

LOCATION:

The subjects are situated on the South West corner of Kelvin Square, which is a development of two terraces of industrial units, together with a single detached unit, being located in the Houstoun Industrial Estate in the West Lothian town of Livingston.

Kelvin Square is located to the Eastern side of Houstoun Industrial Estate and is accessed from and lies to the Western side of Uphall Station Road, which forms part of the B8046 road route, lying between the villages of Pumpherston and Uphall Station.

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



DESCRIPTION:

The subjects comprise a single storey end terraced industrial unit of steel portal frame construction with infill block/brick walls and having a rendered/painted external finish. The building is surmounted by a flat roof with a profile metal sheet covering.

Internally, the accommodation is arranged to provide the warehouse/workshop in an inverted 'L' shape, with blockwork partition walls erected to the front section to create separate entrance area, office, kitchenette and 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 Area basis and is as follows:

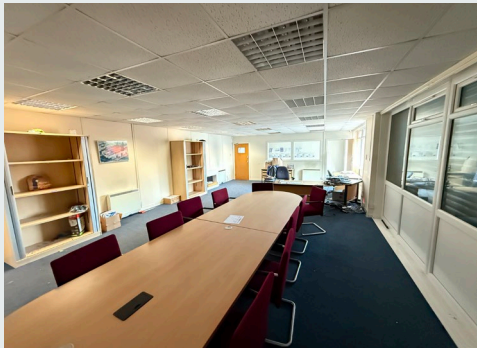
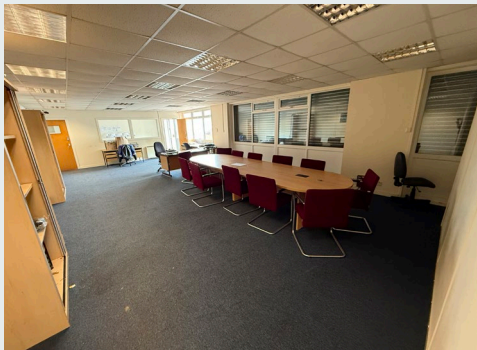
Floor	Accommodation	SQ M	SQ FT
Ground	Warehouse/workshop, office, W/Cs	424.95	4,754

SALE TERMS:

Our clients are seeking offers over £365,000 for the outright purchase of their heritable interest (Scottish equivalent of English Freehold).

ENERGY PERFORMANCE:

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



Property Details

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the premises has a rateable value of £21,100.

PROPOSAL:

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

LEGAL COSTS:

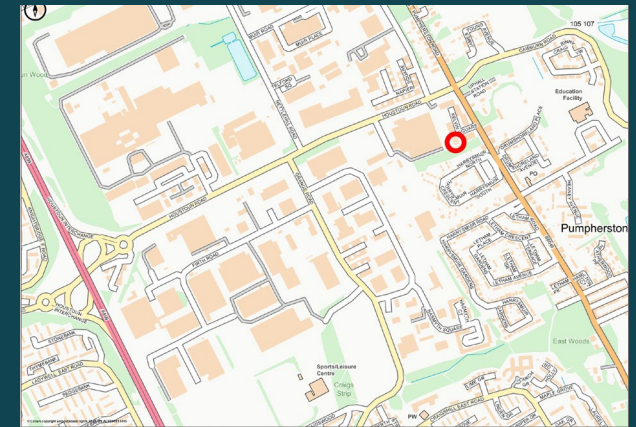
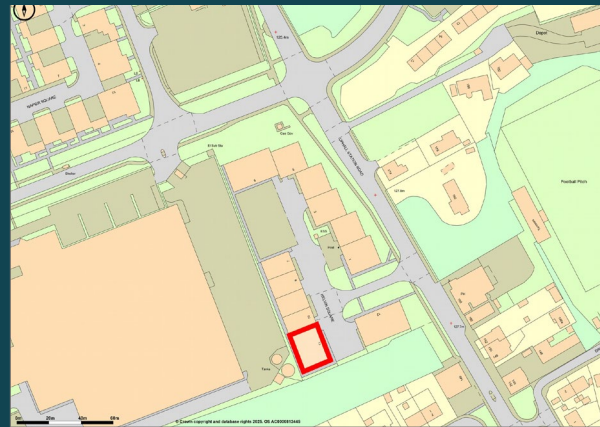
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-



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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