

Telford Square Business Park

Houstoun Industrial Estate, Livingston, EH54 5PQ

Address	Size (sq ft)	Size (sq m)	Rent (per annum)	Service Charge (per annum)	Rateable Value	EPC Rating	Comments
Unit TS3	10,378	964	£62,500	£TBC	£36,500	C	Terraced unit with dedicated car parking and yard to the front, and office & staff accommodation over ground and first floor levels. Warehouse space approx. 7,600 sq. ft. (707 sq. m.) Property recently refurbished and available for immediate occupation.

Service Charge. A new lease will include future provision for a service charge budget for the Business Park but, presently, no shared costs are incurred by Unit TS3.

Value Added Tax. All figures are quoted exclusive of VAT. VAT applicable at the prevailing rate.

Local Authority Rates / Rateable Value. The Scottish Government has set the relevant uniform business rate for 2021/2022 at £0.49 for all properties with Rateable Values below £51,000.

Please Note:

These details do not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation and are provided for information purposes only. August 2021