

KINGSTHORNE PARK LIVINGSTON

TO LET - PRELIMINARY DETAILS

**UNDER
REFURBISHMENT**

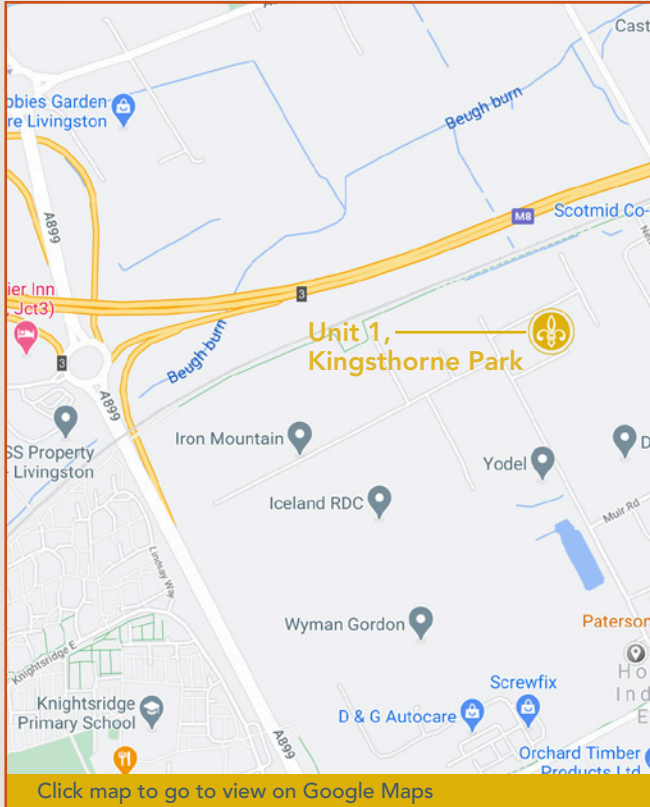


MODERN INDUSTRIAL UNIT WITH OFFICES

**Unit 1, Kingsthorne Park
Houstoun Industrial Estate,
Livingston
West Lothian, EH54 5DB**

- 18,017 sq. ft. (1,673.8 sq. m.)
- Detached property with dedicated car parking and private yard
- Office / staff accommodation 10,970 sq. ft. (1,019.1 sq. m.)
- Clear height from 20 ft. (6.1 m)
- Ready for occupation / fit-out

KINGSTHORNE PARK LIVINGSTON



LOCATION

Livingston is located at the heart of central Scotland, just 15 miles west of Edinburgh, 11 miles from Edinburgh Airport and 38 miles east of Glasgow city centre and is accessible from both Junctions 3 and 3A of the M8 motorway. Edinburgh International Airport lies within 15 minutes' drive time to the east of Kingsthorne Park, with Glasgow Airport being approximately 15 minutes' drive to the west.

Kingsthorne Park is located within Houstoun Industrial Estate, adjacent to the M8 motorway, and from Junction 3, the units are easily accessed via Livingston Road (A899), Houstoun Road. Unit 1 faces onto Nettlehill Road at the junction with Kingsthorne Park.

DESCRIPTION

Unit 1, Kingsthorne Park is a modern industrial/warehouse unit of steel portal framed construction, with dedicated car parking to the front and a private yard area to the rear. The property benefits from two electrically operated ground level loading doors, each approx. 16 ½ ft x 16 ½ ft (5.0 m x 5.0 m); LED lighting and gas fired blower heating to the warehouse; and a clear internal height of around 20 ft. (6.1 m) rising to an apex height of approx. 28 ft. (8.6 m).

The property has offices at both ground and first floor level and these areas include meeting rooms, storage space, staff WCs and kitchenette facilities. The office areas have doubled glazed windows around the perimeter of the building, carpeted floors, suspended ceilings with recessed LED lighting and gas central heating and in some sections, raised access floors.

The previous tenant had created a trade counter area, and this remains in place within the warehouse, behind one of the loading doors and accessed from the yard at the rear of the property.



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ACCOMMODATION

We have measured the property in accordance with RICS Code of Measuring Practice and calculate a gross internal floor area of 18,017 sq. ft. (1,673.8 sq. m).

This area can be broken down into the following component parts:

Warehouse:	7,047 sq. ft.	(654.7 sq. m.)
Ground floor offices etc.	5,615 sq. ft.	(521.7 sq. m.)
First floor office etc.	5,355 sq. ft.	(497.4 sq. m.)
Total	18,017 sq. ft.	(1,673.8 sq. m.)

AVAILABILITY & OCCUPATIONAL COSTS

Unit 1 is available to lease on standard, full repairing and insuring terms for a period to be agreed, subject to a minimum of five years. The annual rent will be £112,500 + VAT and there is an estate service charge to which Unit 1 contributes a share, this year budgeted as £4,362 + VAT.

The property will not be made available to purchase.

ENERGY PERFORMANCE CERTIFICATES

Available upon request.

LOCAL AUTHORITY RATES

The property's Rateable Value is £77,100 and the relevant Uniform Business Rate (UBR) in 2020/21 and continuing into 2021/22 is £0.503. As a result, rates payable for the full financial year 2021/22, would be around £38,780.

Payment of water and sewerage rates will also be the tenant's responsibility.

LEGAL COSTS

Each party will bear their own legal costs in the documentation of this transaction, with the incoming tenant(s) responsible for Registration fees and any Land & Buildings Transaction Tax.

DATE OF ENTRY

Subject to an agreed lease, the property is immediately available for occupation/fit-out.

VAT

Rent and other outgoings are subject to VAT at the prevailing rate.

KINGSTHORNE PARK LIVINGSTON



WAREHOUSE



WAREHOUSE



ELECTRIC LOADING DOOR



FIRST FLOOR OFFICES



MAIN RECEPTION



GROUND FLOOR MEETING ROOM



TRADE COUNTER



LOADING DOORS



STAFF ROOM / KITCHEN

VIEWING

For viewings or further information, please contact:



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Publication Date: MARCH 2021