



TO LET - INDUSTRIAL

2B BAIRD ROAD,
KIRKTON CAMPUS,
LIVINGSTON, EH54 7AZ

- Warehouse unit with private yard and offices.
- 7174 sq.ft/ 666.5 sq.m
- Attractive landscaped site
- Popular business location
- Rent on application.

LOCATION:

Livingston is an established former New Town and lies circa 16 miles west of the City of Edinburgh. Livingston is the principal economic centre within the West Lothian area of Central Scotland and provides the primary shopping, social, educational and administrative facilities for the wider area.

The property is situated in Kirkton Campus, an established business location with a mixed variety of users, located circa one mile to the west of Livingston town centre, and which is in close proximity to the M8 motorway which links Edinburgh and Glasgow.

Nearby commercial occupiers include Blackberry Hospitality, Lubron, and That Special Day Wedding Services.

The approximate location of the subjects is shown on the appended plan.

The location of the subjects can be seen on the map below:

DESCRIPTION:

The property comprises a semi-detached industrial unit with first floor offices, and a small service yard to the East of the building. Other benefits include:

- an electric sectional insulated roller shutter
- parking provision with 21 car spaces, including 2 disabled spaces shared with the neighbouring occupier.
- Secure shutters over access door
- Separate warehouse and office toilet provision
- Staff breakout areas.

ACCOMMODATION:

The property has been measured in accordance with the RICS Code of Measuring Practice – 6th Edition on a Gross internal area basis as is as follows:

	SQ.M	SQ.FT
Ground Floor	612.9	6597
First Floor Offices	53.6	577
TOTAL	666.5	7174 SQ.FT

RATING ASSESSMENT:

The tenant will be responsible for the payment of rates and any other local authority outgoings as of the date of entry.

According to the Valuation Roll, the property has a Rateable Value of £29,400, which based on the current rate poundage of 49.8p in the £ the cost attached to non-domestic rates would be £14641.20

LEASE TERMS:

Our clients are seeking leases on a full repairing and insuring basis of terms of 5 years or longer. Rents will be in the order of £44,000 per annum plus VAT.

DATE OF ENTRY

Upon completion of legal formalities.

ENERGY PERFORMANCE:

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

VIEWING:

Strictly by arrangement with the sole letting agents.

VAT:

All prices quoted are exclusive of VAT which is chargeable.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs in this transaction.

FURTHER INFORMATION:

Further information can be provided by the marketing agents:

Graeme Pollock
DM Hall LLP
Law House
Fairbairn Place
Livingston
EH54 6TN

T: 01506 497010

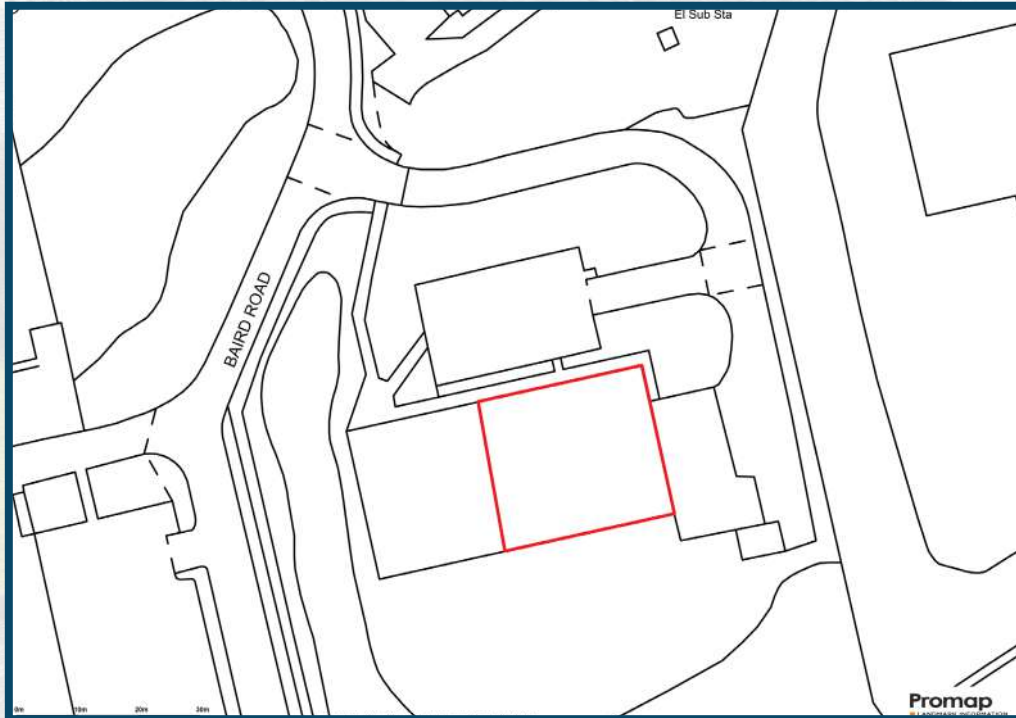
E: graeme.pollock@dmhall.co.uk /

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

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IMPORTANT NOTE

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