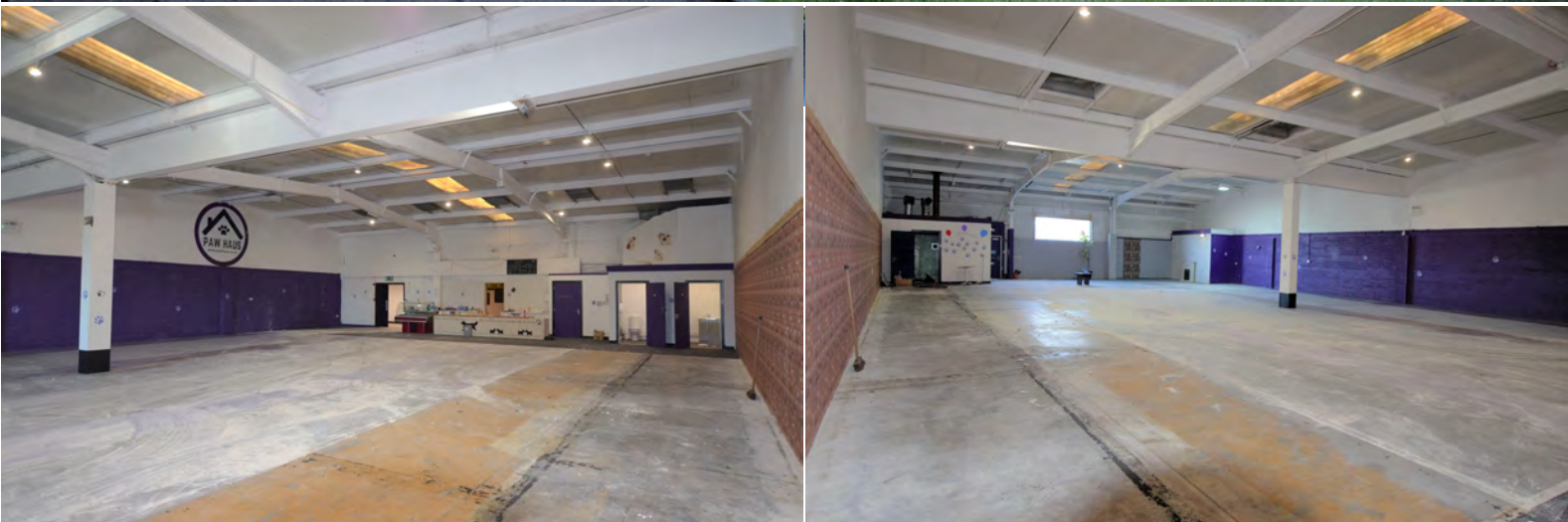




**ALLIED  
SURVEYORS  
SCOTLAND**

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[www.alliedsurveyorsScotland.com](http://www.alliedsurveyorsScotland.com)



## TO LET

Unit B, The Daks Building, Polbeth Industrial Estate,  
Polbeth, West Lothian, EH55 8TJ

- ✔ Industrial/workshop premises forming part of The Daks Building
- ✔ Available for immediate entry
- ✔ Approximate GIA of 548 sq m (5,898 sq ft)

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



# ALLIED SURVEYORS SCOTLAND

## LOCATION

Polbeth is situated approximately 1.5 miles to the south west of Livingston and is accessed via the A71. Livingston lies adjacent to the M8 motorway and is located approximately 15 miles west of Edinburgh and 30 miles to the east of Glasgow.

Polbeth Industrial Estate is situated just off the A71 just before entering West Calder. The Daks Building enjoys road frontage with nearby occupiers including Mullholland Plant Services, Polbeth MOT Station TOD Combat (# ) .

Local amenities for occupiers include a Scotmid within a short walk of the property and West Calder train station offering services to Edinburgh Haymarket and Waverley.

## DESCRIPTION

The property comprises of a workshop/ industrial unit benefiting from a long entrance hall, reception area, kitchen, and W.C facilities.

There is currently no roller shutter door but this could be fitted depending on occupier requirements. The unit has an eaves height of approximately 4.4m.

Parking is available directly outside the premises.

## ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate gross internal area:

548 sq m (5,898 sq ft)

## RENT

Our client is seeking a rental of £32,500 per annum to grant a new lease on full repairing and insuring (FRI) terms.

Building insurance will be charged in addition.

## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland

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## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £14,800 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## UTILITIES

The property is served by mains electricity, gas and water.

## VAT

The property is elected for VAT and as such will be applicable to all property costs.

## ENERGY PERFORMANCE CERTIFICATE

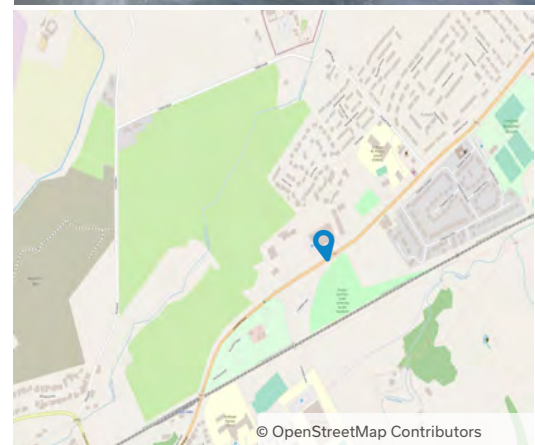
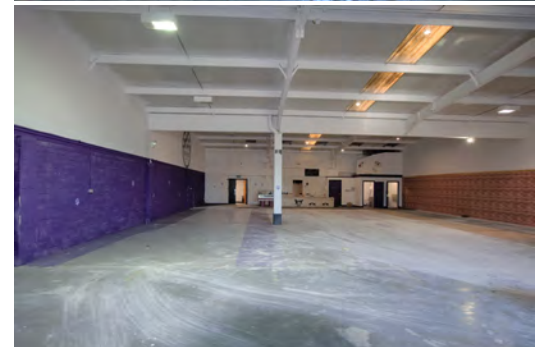
The Energy Performance Certificate rating is pending.

## LEGAL COSTS

The ingoing tenant will pay £500 for the provision of a lease for the parties to enter into.

## ENTRY

Upon completion of a formal missive under Scots Law.



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