



**ALLIED
SURVEYORS**
SCOTLAND

Tel. 0131 357 4455  @AlliedEdinburgh
www.alliedsurveyorsscotland.com



TO LET

Unit 14, Shairps Business Park, Houston Industrial Estate, Livingston, EH54 5FD

- ✔ Modern two storey office pavilion with 10 car parking spaces
- ✔ Benefits from existing fit-out and is available for immediate occupancy
 - ✔ Landlord could sub-divide to meet specific requirements
 - ✔ Approx. Net Internal Area of 140.5 sq m (1,512 sq ft)
 - ✔ Rental offers over £18,000 per annum, exclusive of VAT

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



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LOCATION

Livingston is a popular commuter town situated in West Lothian approximately 15 miles west of Edinburgh and 30 miles east of Glasgow.

Shairps Business Park is located within Houston Industrial Estate, Livingston's premier business area, and is strategically situated next to Junction 3 of the M8 (Edinburgh/Glasgow) motorway. It is situated on the north side of Houston Road which is the main spine road through the estate.

Neighbouring occupiers include: Workflo Solutions, Henbury, Apogee Corporation and Innes & Partners.

DESCRIPTION

FIRST FLOOR NOW UNDER OFFER

The subjects comprise a two-storey, semi-detached office pavilion under a pitched roof with 10 allocated car parking spaces.

The ground floor provides an open plan office with a designated kitchen area, female WC, and a cupboard. The first floor accommodation provides 6 partitioned office suites, a partitioned reception area, a kitchen and further male, female and disabled WC facilities.

The property also benefits from a DDA accessible lift.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal areas:

Floor	SQ M	SQ FT
Ground	140.5	1,512
First	NOW LET	NOW LET
Total	140.5	1,512

RENT

Our client is seeking rental offers over £18,000 per annum to grant a new lease.

LEASE TERMS

The subjects are made available on the basis of a new full repairing and insuring (FRI) lease on flexible terms for a period to be agreed.

VAT

We understand the property is opted for tax and as such VAT will be applicable to the rent.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £21,100 effective 1st April 2023. The uniform business rate for the current year is £0.494 pence in the pound.

Occupiers may be eligible for 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

We understand the property is served by mains water and electricity.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B+.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

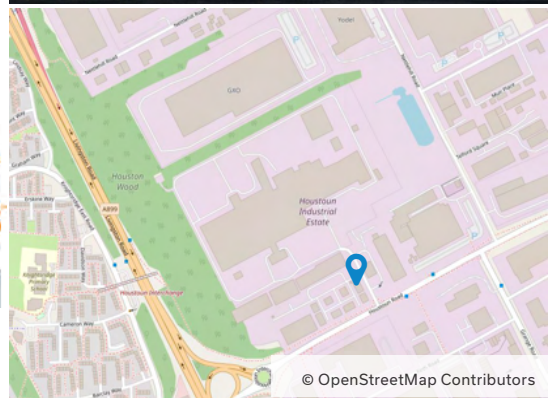
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

LEGAL COSTS

Each party shall bear their own legal costs in the preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



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VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887
iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons) | Tel. 0131 357 4455 | 07917 924 112
Bernadetta.Majewska@alliedsurveyorsscotland.com

