

## OFFICE PREMISES

- > LOCATED ON LIVINGSTON'S PREMIER BUSINESS LOCATION
- > OFFERS OVER £25,000 PER ANNUM
- > SELF-CONTAINED TWO STOREY OFFICE PAVILION
- > MODERN OPEN PLAN OFFICE
- > PREMISES EXTENDS TO 399 SQM (4,295 SQFT)
- > ARRANGED OVER GROUND & FIRST FLOORS
- > AVAILABLE AS WHOLE OR FLOOR BY FLOOR
- > 13 ALLOCATED PARKING SPACES



# TO LET

## 15 SHAIRPS BUSINESS PARK, LIVINGSTON, EH54 5FD

**CONTACT:** Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
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**LOCATION**

Livingston is a popular West Lothian town strategically located 15 miles west of Edinburgh & 30 miles east of Glasgow. Shairps Business Park is positioned to the south of Houstoun Industrial Estate overlooking Houstoun Road which offers occupiers excellent brand visibility from one of Livingston’s most dominant arterial routes. Houstoun Road also connects onto Junction 3 of the M8, providing access onto Scotland’s motorway network. The area is also well served by rail & bus services, with Uphall and Livingston North Railway stations in close proximity.

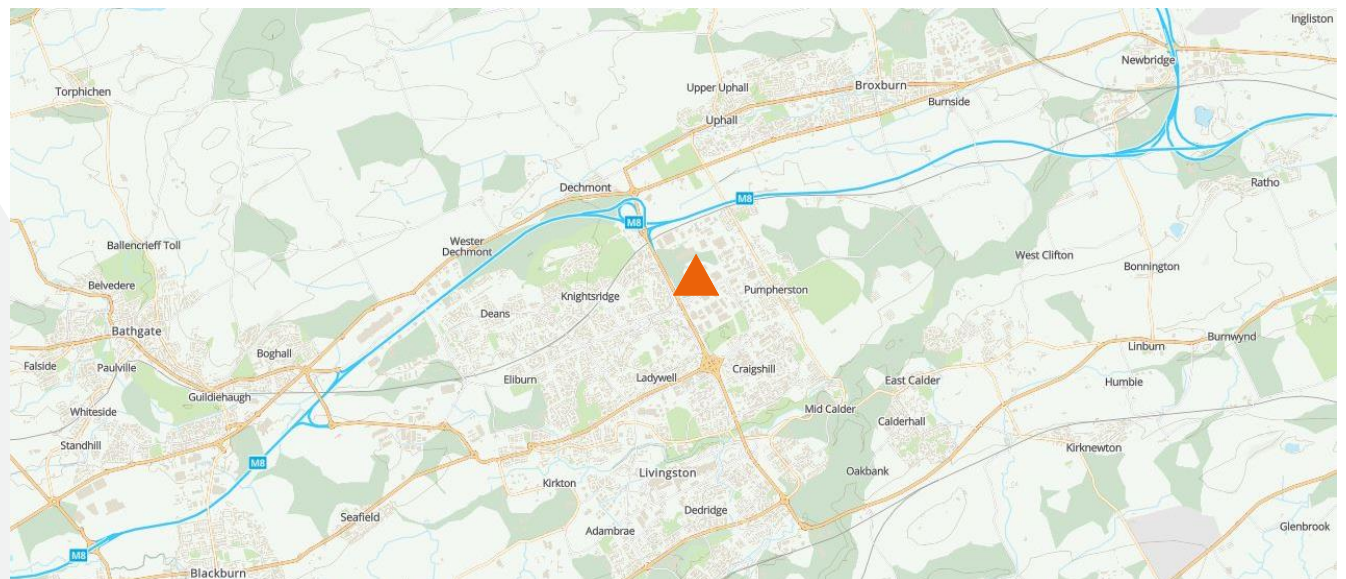
The neighbouring occupiers within the estate include Sun Belt Rentals, Henbury & Stevenswood.

**DESCRIPTION**

The subjects comprise a modern office premises arranged over the ground & first floors of a freestanding office pavilion under a pitched roof. The offices are available as whole or can be let on a floor by floor basis.

Internally the unit comprises open plan office space, a tea preparation area, W.C. facilities, storage & a goods lift providing access to the first floor. The first floor is similar in layout, containing open plan office space, a tea preparation area & W.C. facilities.

The premises benefits from 13 allocated parking spaces, CAT 5 cabling, raised access flooring & is DDA compliant.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Ground Floor	211	2,268
First Floor	188	2,022
<b>TOTAL</b>	<b>399</b>	<b>4,295</b>

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

**RATEABLE VALUE**

The subjects are entered in the current Valuation Roll at a rateable value of £28,900 which result in net annual payable rates of approximately £14,392. Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

**VAT**

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

**LEGAL COSTS**

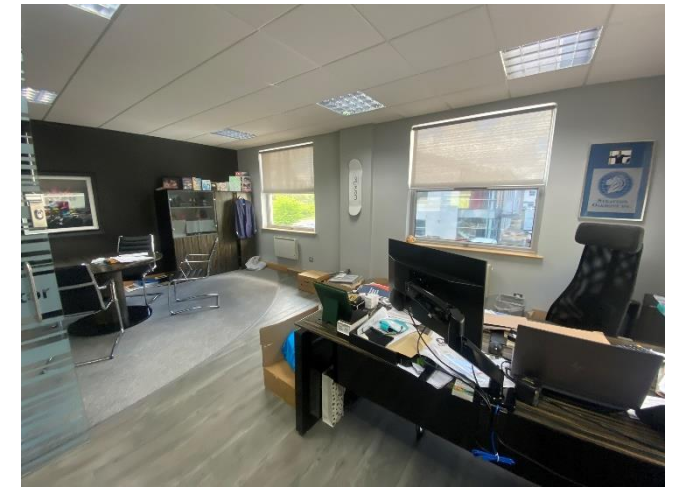
Each party to bear their own legal costs in the documentation of this transaction; however, the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

**EPC**

Released on application.

**LEASE TERMS**

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £25,000 per annum.



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