

## OFFICE PREMISES

- > LOCATED ON LIVINGSTON'S PREMIER BUSINESS LOCATION
- > OFFERS OVER £430,000
- > 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



# FOR SALE

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

**CONTACT:** Emily Anderson, [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk), 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Atticus Melvin-Farr, [atticus.melvin-farr@shepherd.co.uk](mailto:atticus.melvin-farr@shepherd.co.uk), 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**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.

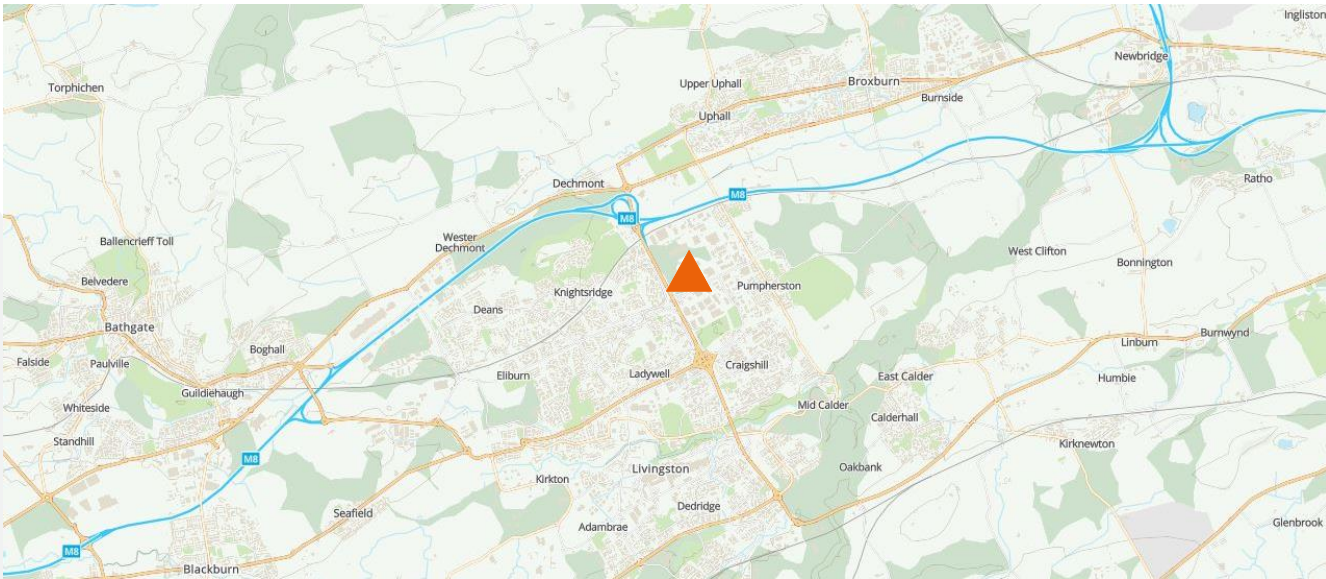
The neighbouring occupiers within the estate include Sun Belt Rentals, Henbury & Stevenswood.

**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  
Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) & Atticus Melvin-Farr [atticus.melvin-farr@shepherd.co.uk](mailto:atticus.melvin-farr@shepherd.co.uk)

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

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**

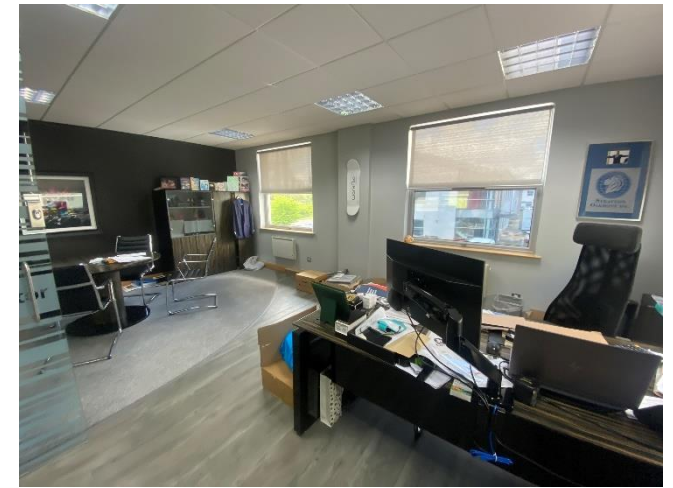
Each party to bear their own legal costs in the documentation of this transaction; however, the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

**EPC**

Released on application.

**PRICE**

The subjects are being offered on a vacant freehold basis at offers over £430,000.



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