

INDUSTRIAL UNIT

- > LOCATED IN LIVINGSTON, WEST LOTHIAN
- > OFFERS OVER £16,000 PER ANNUM
- > PREMISES EXTENDS TO 174 SQM (1,862 SQFT)
- > SOUGHT-AFTER INDUSTRIAL ESTATE
- > EXTREMELY ACCESSIBLE VIA THE M8 MOTORWAY
- > FREE CAR PARKING IMMEDIATELY OUTSIDE
- > ELECTRIC ROLLER SHUTTER DOOR

TO LET

UNIT 22A & B CARMONDEAN BUSINESS UNITS, LIVINGSTON, EH54 8TD

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Atticus Melvin-Farr, atticus.melvin-farr@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



UNIT 22A & B CARMONDEAN BUSINESS UNITS, LIVINGSTON, EH54 8TD

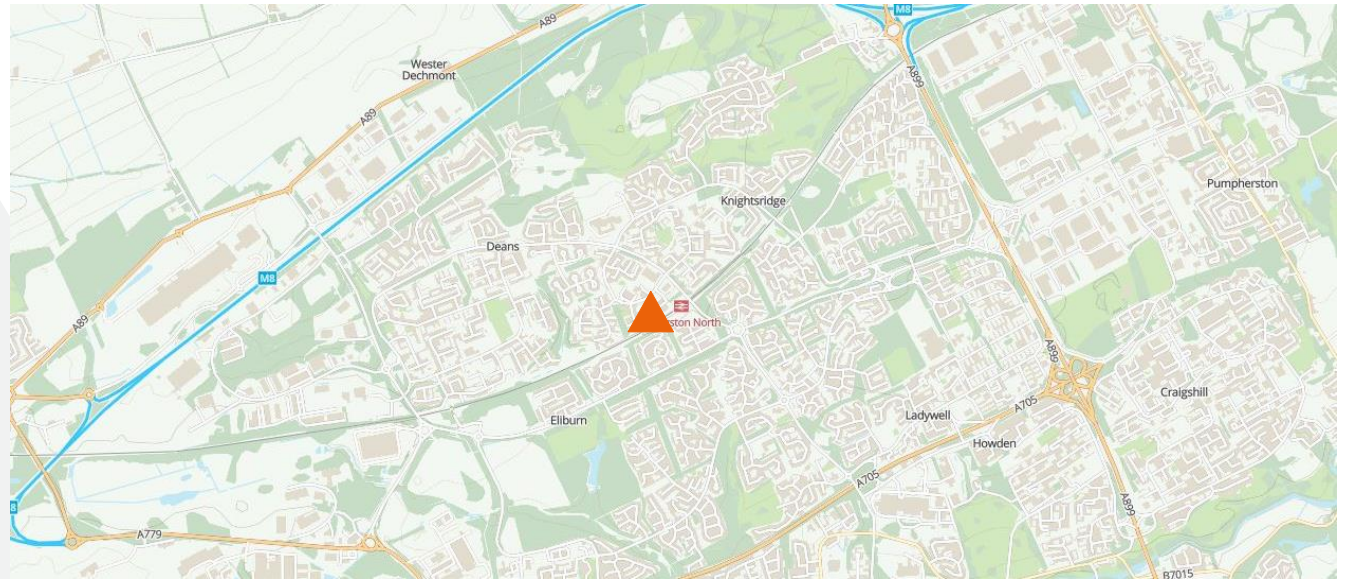
LOCATION

The subject is located within Livingston, which is the administrative hub of West Lothian and has one of the fastest-growing and youngest populations in Scotland. The town centre comprises the largest indoor shopping location in Scotland with The Centre and Livingston Designer Outlet drawing shoppers from across the UK. Livingston's exceptional connectivity by road & rail includes two train stations which between them provide up to 6 direct trains per hour to Edinburgh and Glasgow. Carmondean Centre South Road comprises a mixture of residential & commercial occupiers creating a vibrant local community.

Nearby occupiers include, The Scottish Canine Wellness Centre, Wee Gems Nursery, Morrisons & BP petrol station.

DESCRIPTION

The subjects comprise an industrial unit within a steel portal frame & brick built terraced industrial premises under a sloping profile metal clad ceiling with translucent roof panels. Internally the accommodation comprises open plan industrial space with W.C. facilities & fire exits to the rear. The premises benefits from an electrically operated roller shutter door extending 3.1m x 3.1m, CCTV security and allocated parking/yard immediately outside the units. The units would be suitable for a variety of uses subject to planning.



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 & Atticus Melvin-Farr atticus.melvin-farr@shepherd.co.uk

www.shepherd.co.uk



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.

UNIT 22A & B CARMONDEAN BUSINESS UNITS, LIVINGSTON, EH54 8TD

| ACCOMMODATION | SqM | SqFt |
|---------------|------------|-------------|
| 22A & B | 174 | 1,862 |
| TOTAL | 174 | 1862 |

The areas above have been calculated on a gross 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 £14,800 which result in net annual payable rates of approximately £7,370. 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.

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 £16,000 per annum.

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.

VAT

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



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 & Atticus Melvin-Farr atticus.melvin-farr@shepherd.co.uk

www.shepherd.co.uk



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. **NOVEMBER 2023**