

Office Premises



TO LET

Unit 8, Ashwood Court

**Oakbank Business Park
Livingston
EH53 0TL**

Key Features

- ◆ Modern, self-contained office premises with 5 allocated parking spaces
- ◆ Located only 5 miles from Junction 3 of the M8
- ◆ Situated in an established business park setting close to wide ranging amenities
- ◆ Available for occupation from Autumn 2021
- ◆ Extends to approximate net internal area of: 243 sq m (2,616 sq ft)

Location

Livingston has a population of around 60,000 people and is strategically located just off junction 3 of the M8. It is 16 miles west of Edinburgh city centre and 32 miles west of Glasgow city centre.



The subject property is situated in Oakbank Business Park, an established business location, 3 miles to the south-east of Livingston town centre, just off the A71.

A wide range of shopping and leisure amenities are available within a short drive including:

- Livingston Designer Outlet
- Home Bargains
- Sainsbury's
- Aldi

Nearby occupiers to the premises include:

- Clancy Docwra
- Survey Connection
- Touch Bionics
- Entrotec
- Morgan Sindall

“Only 5 miles from Junction 3 of the M8”



► Description

The subjects comprise a semi-detached, self-contained office premises of steel portal frame construction with a pitched metal roof, composite cladding panels and aluminium window frames.

Arranged over ground floor the premises provide modern, open plan office space with LED lighting and data trunking. There are three partitioned rooms which would be suitable for private offices or, perhaps, meeting space.

In addition, there is a store, a tea prep area and male, female and disabled WC facilities.

► Accommodation

According to our recent measurement survey, the premises contains the following approximate net internal area:

243 sq m (2,616 sq ft)

► Rent

Our client is seeking a rent of £28,000 per annum to grant a new Full Repairing and Insuring (FRI) lease.

► Car Parking

We understand the premises benefits from 5 allocated car parking spaces.





► Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a Rateable Value of £16,200 effective 1st April 2017. The uniform business rate for the current year is £0.49 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 gas, electricity and water.

► EPC

The Energy Performance Certificate (EPC) rating is available on request.

► Legal Costs

Each party shall be responsible for their own legal costs incurred in connection with the transaction. The eventual tenant will be liable for any Land and Building Transaction Tax (LBTT), registration dues and VAT payable thereon.

► Anti-money laundering regulations

Under both HMRC and RICS guidance as property agents we are obliged to undertake AML diligence for both the tenant and landlord (our client) involved in a transaction. As such, personal and/or details financial and/or corporate information will be required before a transaction can be concluded.

Viewings & Further Info

By contacting the joint letting agents:



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