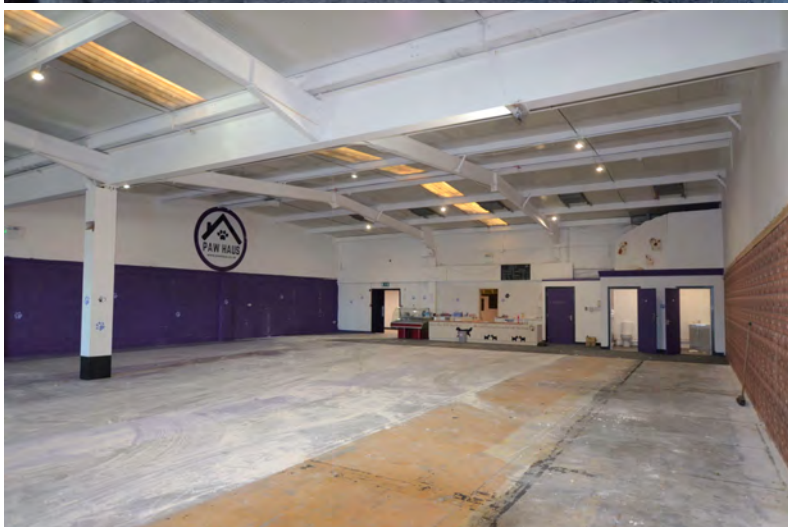




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](#)
www.alliedsurveyorsscotland.com



TO LET

Unit B, The Daks Building, Polbeth Industrial Estate, Polbeth, West Lothian, EH55 8TJ

- ✔ Industrial/Workshop unit forming part of The Daks Building
 - ✔ Available for immediate entry
 - ✔ Rental offers of £38,500 per annum
 - ✔ Approximate GIA of 548 sq m (5,898 sq ft)

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



**ALLIED
SURVEYORS
SCOTLAND**

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

LOCATION

Polbeth is situated approximately 1.5 miles to the southwest of Livingston and is accessed via the A71. Livingston lies adjacent to the M8 Motorway and is located approximately 15 miles west of Edinburgh and 30 miles to the east of Glasgow.

Polbeth Industrial Estate is situated just off Limefield Road (A71) just before entering West Calder. The subjects enjoy road frontage with nearby occupiers including Mullholland Plant Services, Polbeth MOT Station, TOD Combat, Cards Den and Booty Gym.

Local amenities for occupiers include a Scotmid within a short walk of the property and West Calder train station offering services to Edinburgh Haymarket and Waverley.

DESCRIPTION

The property comprises of a workshop/industrial unit benefiting from a long entrance hall, reception area, kitchen, and W.C facilities. The unit has an eaves height of approximately 4.4m and a roller shutter height of 3.18m.

Parking is available directly outside the premises.

ACCOMMODATION

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

548 sq m (5,898 sq ft)

RENT

Our client is seeking a rental of £38,500 per annum to grant a new lease on full repairing and insuring (FRI) terms.

Building insurance will be charged in addition.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £14,800 effective 1st April 2023. The uniform business rate for the current year is £0.498 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 electricity, gas and water.

VAT

The property is elected for VAT and as such will be applicable to all property costs.

ENERGY PERFORMANCE CERTIFICATE

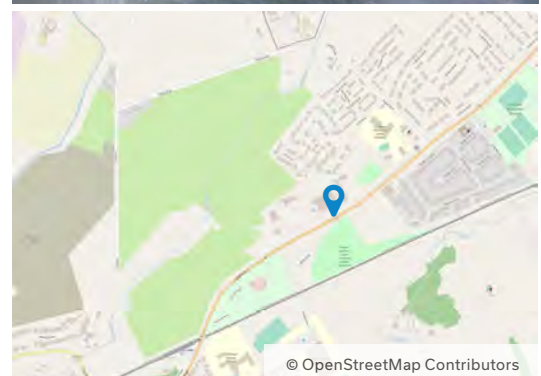
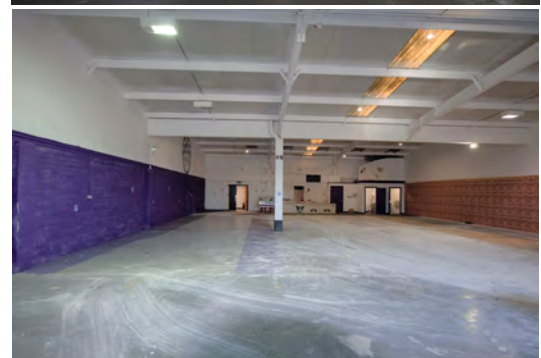
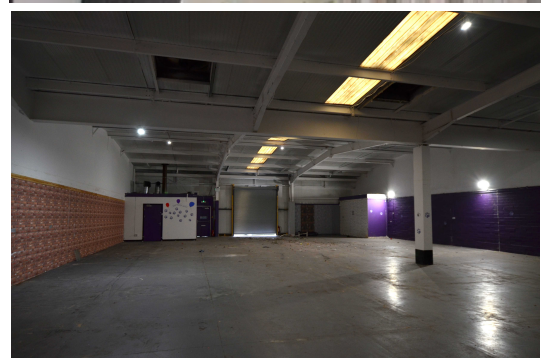
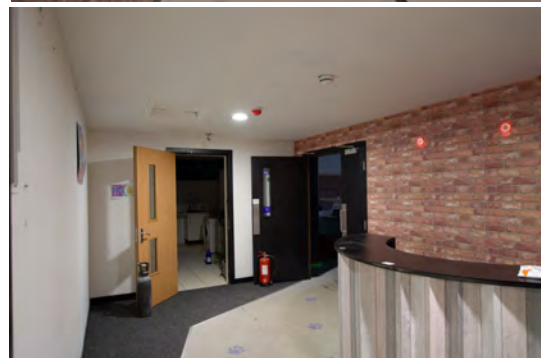
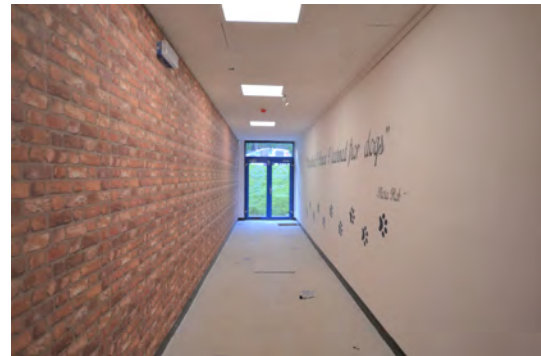
The Energy Performance rating is D.

LEGAL COSTS

The tenant will pay £500 for the provision of a short-form commercial lease for the parties to enter into.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent: Allied Surveyors Scotland Ltd.

Iain W. Mercer BA, AssocRICS | 0131 357 4455 | 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska Bsc (Hons), MRICS | 0131 357 4455 | 07511 499 420

bernadetta.majewska@alliedsurveyorsscotland.com



© OpenStreetMap Contributors