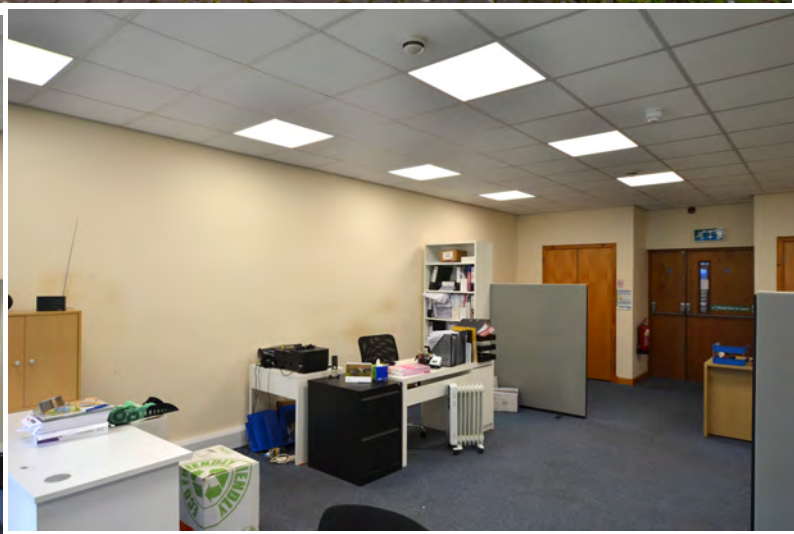




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TO LET

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

- ✔ Modern office premises forming part of The Daks Building
 - ✔ Eligible for 100% business rates relief
 - ✔ Rental offers of £8,000 per annum
 - ✔ Approximate NIA of 49.15 sq m (558 sq ft)

Commercial Valuation | Agency | Investment Advice
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LOCATION

Polbeth is situated approximately 1.5 miles to the south west 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 the A71 just before entering West Calder. The Daks Building enjoys road frontage with nearby occupiers including Mullholland Plant Services, Polbeth MOT Station and TOD Combat.

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 subjects comprise modern office premises forming part of The Daks Building which contains a number of office, retail and motor trade businesses.

The unit is configured over ground floor only and is entirely open plan. It benefits from a glazed aluminium frontage, carpet floor coverings, painted plasterboard walls, suspended ceiling and lighting.

Parking is available directly outside.

ACCOMMODATION

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

51.88 sq m (558 sq ft)

RENT

Our client is seeking a rental of £8,000 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 £2,850 effective 1st April 2023. 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 electricity, gas and water.

VAT

VAT is applicable to all property cost.

ENERGY PERFORMANCE CERTIFICATE

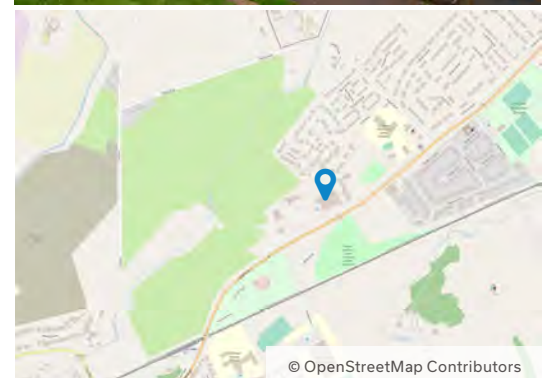
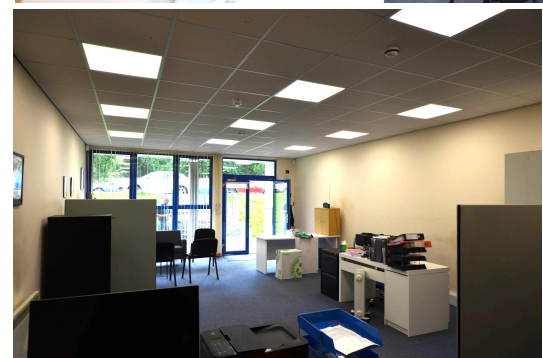
The Energy Performance rating is C.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

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.

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