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[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)

**ALLIED**  
**SURVEYORS**  
SCOTLAND



**TO LET/MAY SELL**

**Unit 8, Ashwood Court, Oakbank Business Park, Livingston, EH53 0TL**

- ✔ Modern, self-contained office premises with 7 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 immediate occupation
- ✔ Extends to approximate net internal area of 243 sq m (2,616 sq ft)

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



# ALLIED SURVEYORS SCOTLAND

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## 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 and Aldi.

Nearby occupiers to the premises include Kilmac, Survey Connection, Platinum RS and Entrotec.

## DESCRIPTION

The subjects contained semi-detached, self-contained office premises of steel portal frame construction with a pitched metal roof, composite cladding panels and fob operated roller shutter access.

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 kitchen and male, female and disabled WC facilities.

## ACCOMMODATION

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

243 sq m (2,616 sq ft).

## TERMS

Our client is seeking a rent of £24,000 per annum to grant a new full repairing and insuring lease.

Alternatively, our client would consider a sale of their heritable title with a price quoted on application.

## VIEWING AND FURTHER INFORMATION

By contacting the sole letting/selling agent: Allied Surveyors Scotland Ltd.

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## CAR PARKING

We understand the premises benefits from 7 allocated car parking spaces.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £18,900 however this will be increasing to £22,400 effective 1st April 2026. 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 gas, electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

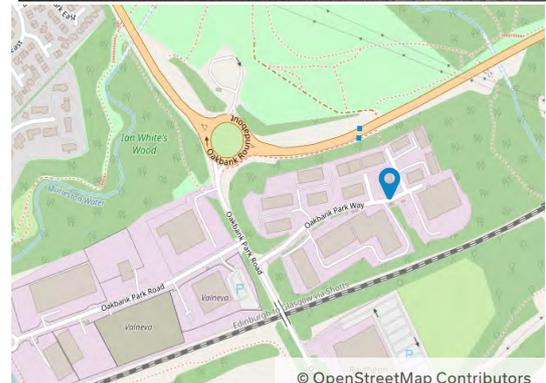
The Energy Performance Certificate rating is B. The recommendation report is available on request.

## 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

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.



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