



TO LET/MAY SELL

OFFICE

Unit 20 Shairps Business Park, Houstoun Industrial Estate,
Livingston, EH54 5FD

Detached office in established business park

Excellent motorway links to M8

Raised access flooring

15 allocated car parking spaces

LOCATION

Shafrs Business Park is located within Houstoun Industrial Estate which is Livingston's largest business area and is strategically situated next to Junction 3 of the M8 (Edinburgh/Glasgow) motorway. It is situated on the north side of Houstoun Road which is the main spine road through the estate. Neighbouring occupiers include Apogee, Tracsis, and Workflo Solutions.



DESCRIPTION

The subjects consist of the whole of 20 Shafrs Business Park offering 4,162 sq ft arranged over two floors. The property offers modern open plan accommodation with some existing fit-out which could be made available. Consideration to lettings on a floor by floor basis will be given. The premises are partially occupied on a rates mitigation scheme, which will vacate on identification with an occupier. Specification comprises the following:

- Curtain walling with glazed entrance doors
- Double glazed windows with high performance glass
- Suspended ceiling to office incorporating modular fluorescent light fittings with recessed low glare diffusers
- Raised access floor system
- Quality carpet tiles
- Superior hardwood finishes throughout
- Electric panel heating system
- Tiled male, female and disabled toilets
- Fire alarm and smoke detection system
- Kitchen/tea prep with fridge and dishwasher on each floor
- 15 allocated lit car parking spaces
- CAT6 data cabling
- DDA compliant with lift access to 1st floor

ACCOMODATION

The subjects provide the following approximate net internal area (in accordance with the 6th edition of the RICS Code of Measuring Practice:

NIA 4,162 SQ FT (387 SQ.M)

TERMS

The subjects are offered either for lease on flexible FRI terms for periods to be agreed. In addition, enquiries for the purchase of the premises as a whole will be considered. Full details are available from the joint marketing agents.

RATES

The property has a current Rateable Value (RV) of £30,800 which results in a current annual business rates liability (2019/20) of £15,092. Interested parties are advised to make their own enquiries of The Assessors.

VAT

Vat is chargeable at the prevailing rate on all payments to the landlord.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING:

Strictly by appointment through the joint agents.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

ENERGY PERFORMANCE:

Unit has been assessed as "D+". Full report available on request.

REFERENCE:

ESA1682

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