



TO LET

2 Rankine Square, Deans Industrial Estate, Livingston, EH54 8SH

Easy access to J3A of the M8 motorway

Good quality refurbished modern warehouse

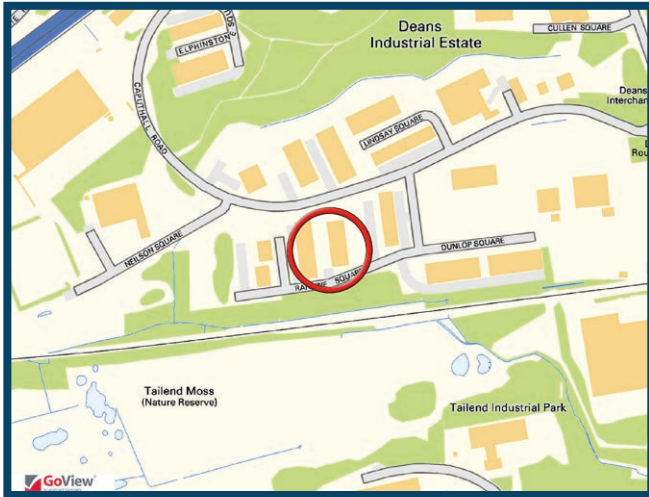
Attractive first floor office fit out

7m height eaves

LOCATION

Livingston is one of Scotland's principal distribution, warehousing and technology centres, situated between Junctions 3 and 3A of the M8 motorway, in the heart of the Central Belt. Edinburgh lies circa 16 miles to the east, whilst Glasgow is 32 miles to the west.

Rankine Square is accessed via Junction 3A of the M8 and is a key strategic location for many major distribution and industrial businesses. Key occupiers in the vicinity include Tesco, Business Post, DHL Express, ACLAS Engineers, Schuh and Space Solutions.



DESCRIPTION

The property comprises a modern semi-detached warehouse with offices across first floor and a warehouse space to the rear. The offices on the first floor comprise two suites, with gas central heating.

The warehouse benefits from the following.

- 7m eaves / 10.5m to apex
- Roller shutter door.
- Large shared car park to the front of the premises
- Gated shared Service yard to the rear

ACCOMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice, (Sixth Edition) and its definition of GROSS Internal Area, is as follows:

GIA: 1367.53 sq m (14,720 sq ft)

RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £44,400. Ingoing tenants shall have the right to appeal this figure.



TERMS

The unit is available on a new lease on commercial lease for a period of a minimum of 5 years. Our clients are seeking rentals in the order of £55,000 per annum exclusive of VAT.

VAT

VAT will be charged on all payments due to the landlord.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING:

Strictly by appointment through the sole selling agents.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

REFERENCE:

ESA1949

DATE OF PUBLICATION:

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