



TO LET

OFFICE

19 Shairps Business Park, Livingston, EH54 5FD

Modern ground floor office suites

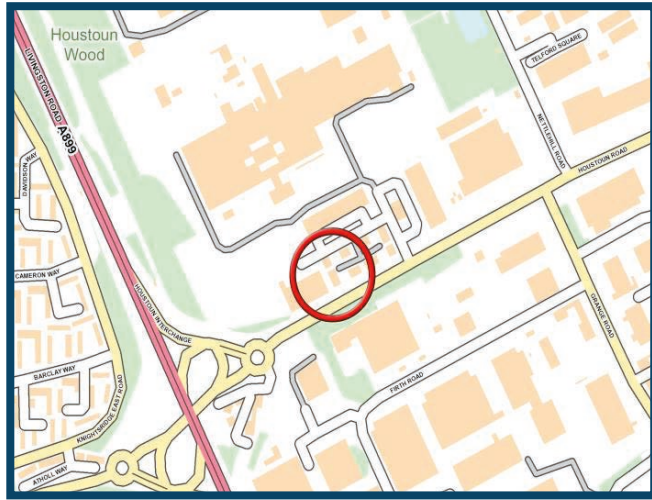
Sizes ranging from 600 sq ft (55.7 sq m) to 1,300 sq ft (120.8 sq m)

Available on flexible "All Inclusive" lease terms

Situated next to junction 3 on the M8

LOCATION:

Shafrs Business Park is located within Houston 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 Houston Road which is the main spine road through the estate.



DESCRIPTION:

Specification comprise 2 ground floor office units in a 2 storey detached building and benefit from 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
- Allocated lit car parking spaces
- Common kitchen/tea prep with fridge and dishwasher

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

GF1: 600 sq.ft
GF2: 700 sq.ft

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value as follows

GF1: £4,450
GF2: £5,000

This results in the current rates payable (2019/2020):

GF1: £2,180.50
GF2: £2,450

A prospective tenant may be eligible for up to 100% relief via the small business bonus scheme.

TERMS:

Each office suite is available on flexible lease term at a rate of £15 per sq.ft. inclusive of service charge costs.

ENERGY PERFORMANCE:

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

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of legal formalities.

VIEWING:

Strictly by arrangement with the agents.

FURTHER INFORMATION:

Strictly by contacting the joint letting agents:-

DM Hall LLP
17 Corstorphine Road
Edinburgh
EH12 6DD



T: 0131 624 6130 (Agency Department)
F: 0131 477 6016
graeme.pollock@dmhall.co.uk
margaret.mitchell@dmhall.co.uk

Ryden LLP
7 Exchange Crescent
Edinburgh EH3 8AN



T:0131 225 6612
iain.taylor@ryden.co.uk
hamish.rankin@ryden.co.uk

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.