

DM HALL

TO LET

INDUSTRIAL



2 Baird Road
Kirkton Campus
Livingston
EH54 7AZ

15,504 sq.ft
1440 sq.m

Property Details

- Warehouse unit with private yard and offices.
- 15,504 sq.ft/ 1440 sq.m
- Attractive landscaped site
- Popular business location
- Rent - £95,000 per annum Plus VAT

LOCATION:

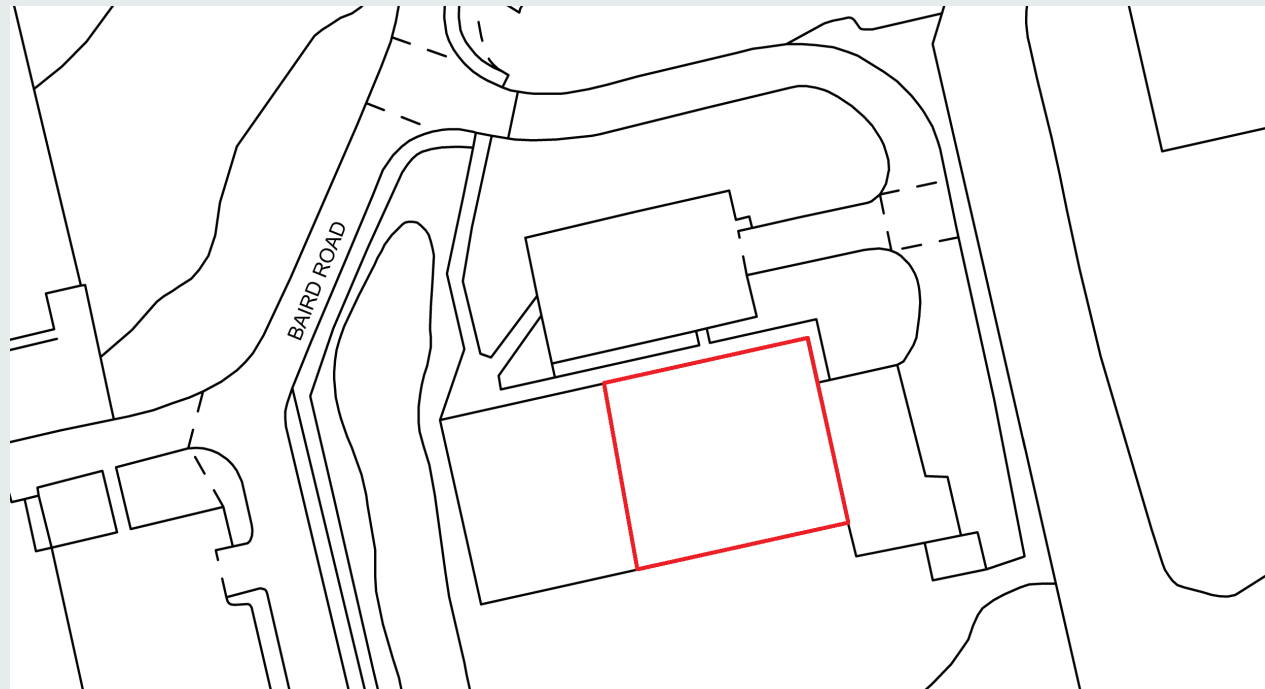
Livingston is an established former New Town and lies circa 16 miles west of the City of Edinburgh. Livingston is the principal economic centre within the West Lothian area of Central Scotland and provides the primary shopping, social, educational and administrative facilities for the wider area.

The property is situated in Kirkton Campus, an established business location with a mixed variety of users, located circa one mile to the west of Livingston town centre, and which is in close proximity to the M8 motorway which links Edinburgh and Glasgow.

Nearby commercial occupiers include Blackberry Hospitality, Lubron, and Sky Subscriber Services

The approximate location of the subjects is shown on the appended plan.

The location of the subjects can be seen on the map below:



Property Details

DESCRIPTION:

The property comprises a detached industrial unit with first floor offices, and a small service yard to the East of the building. Other benefits include:

- an electric sectional insulated roller shutter
- parking provision with 21 car spaces, including 2 disabled spaces
- Secure shutters over access door
- Separate warehouse and office toilet provision
- Staff breakout areas.

ACCOMMODATION:

The property has been measured in accordance with the RICS Code of Measuring Practice — 6th Edition on a Gross internal area basis as is as follows:

		Sq.m	Sq.ft
Ground Floor, Workshop 1		463.99	4,994
Ground Floor, Workshop 2		402.83	4,336
Offices Etc: (286.79	3,087
First Floor Offices		286.79	3,087
Total		1,440.4	15,504

RATING ASSESSMENT:

The tenant will be responsible for the payment of rates and any other local authority outgoings as of the date of entry.

The property currently exists in the Valuation Roll as two separate entries, and will be reassessed on an occupation of the full unit. The cumulative Rateable Value for these two spaces is £65,500, making rates payable in the order of £33,475.

LEASE TERMS:

Our clients are seeking leases on a full repairing and insuring basis of terms of 5 years or longer. Rents will be in the order of £95,000 per annum plus VAT.



Property Details

DATE OF ENTRY

Upon completion of legal formalities.

ENERGY PERFORMANCE:

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

VIEWING:

Strictly by arrangement with the sole letting agents.

VAT:

All prices quoted are exclusive of VAT which is chargeable.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs in this transaction.

FURTHER INFORMATION:

Further information can be provided by the marketing agents:

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.



Make an enquiry

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IMPORTANT NOTICE: (i) While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control. (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) 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 an exchange of correspondence with our clients' solicitors.