



## TO LET - SEMI DETACHED BUSINESS UNIT

11B OAKBANK PARK WAY,  
OAKBANK INDUSTRIAL ESTATE  
LIVINGSTON, EH53 0TH

- Office unit
- Flexible lease terms
- 2184 sq.ft
- £18,500 per annum plus VAT

**DM HALL**  
CHARTERED SURVEYORS



**LOCATION:**

Located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, Livingston is the largest town in West Lothian with a population in excess of 60,000 people.

Oakbank Business Park is an established site located towards the south east of Livingston town centre. The town has excellent transport links, being strategically located close to the A71 and Junction 3 of the M8 motorway. There are frequent bus and rail services connecting Edinburgh and Glasgow city centres. Neighbouring occupiers include NextPharma, Integral UK, and RFX Limited.

**DESCRIPTION:**

The subjects comprise a semi-detached light industrial unit with attractive office fitout. The unit benefits from private meeting spaces, storage space, M/F/D washroom facilities.

**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

Net Internal Area- 2184 sq.ft

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £17600 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 12% rates relief, reducing the rates burden to £7713 per annum. (23-24 figures).

**SALE/LEASE TERMS:**

The property is available on leases of 5 years at an annual rental of £18,500 per annum plus VAT.

**ENERGY PERFORMANCE:**

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

**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.

**FURTHER INFORMATION:**

Strictly by contacting the sole letting agents:-

DM Hall LLP  
Law House  
Fairbairn Place  
Livingston  
EH54 6TN

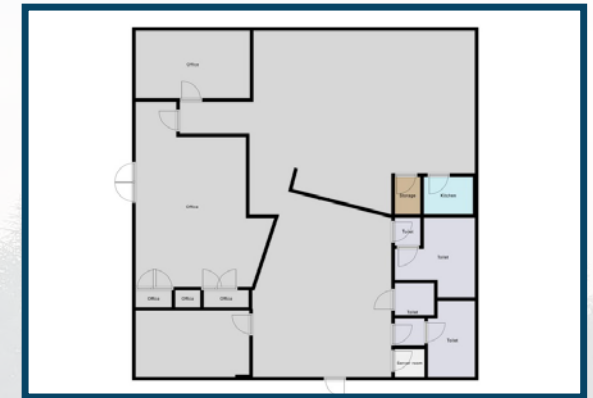
Tel: 01506 497010

EMAIL: [graeme.pollock@dmhall.co.uk](mailto:graeme.pollock@dmhall.co.uk),

**VIEWING:**

Strictly by arrangement with the agents.

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