

DM HALL

To Let

Industrial



**13B Oakbank
Parkway,
Livingston,
EH53 0TH**

**228 sq m
(2461 sq ft)**

Property Details

- Light industrial unit with office fitout
- Suitable for a variety of uses.
- Rent £21,000 per annum Plus VAT

LOCATION:

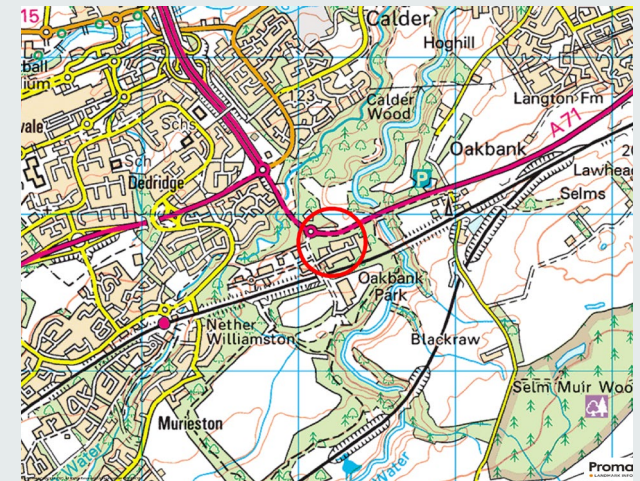
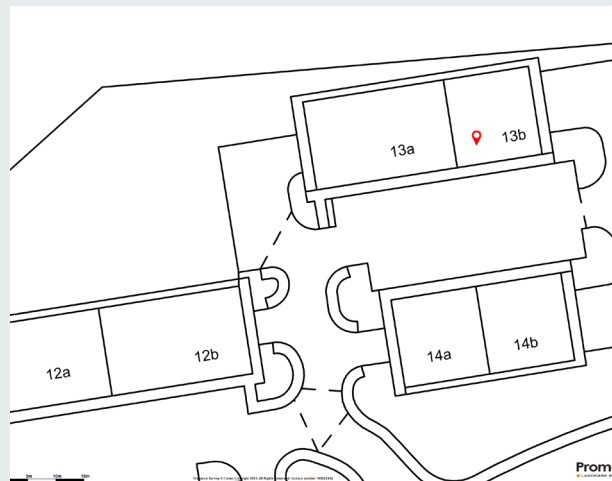
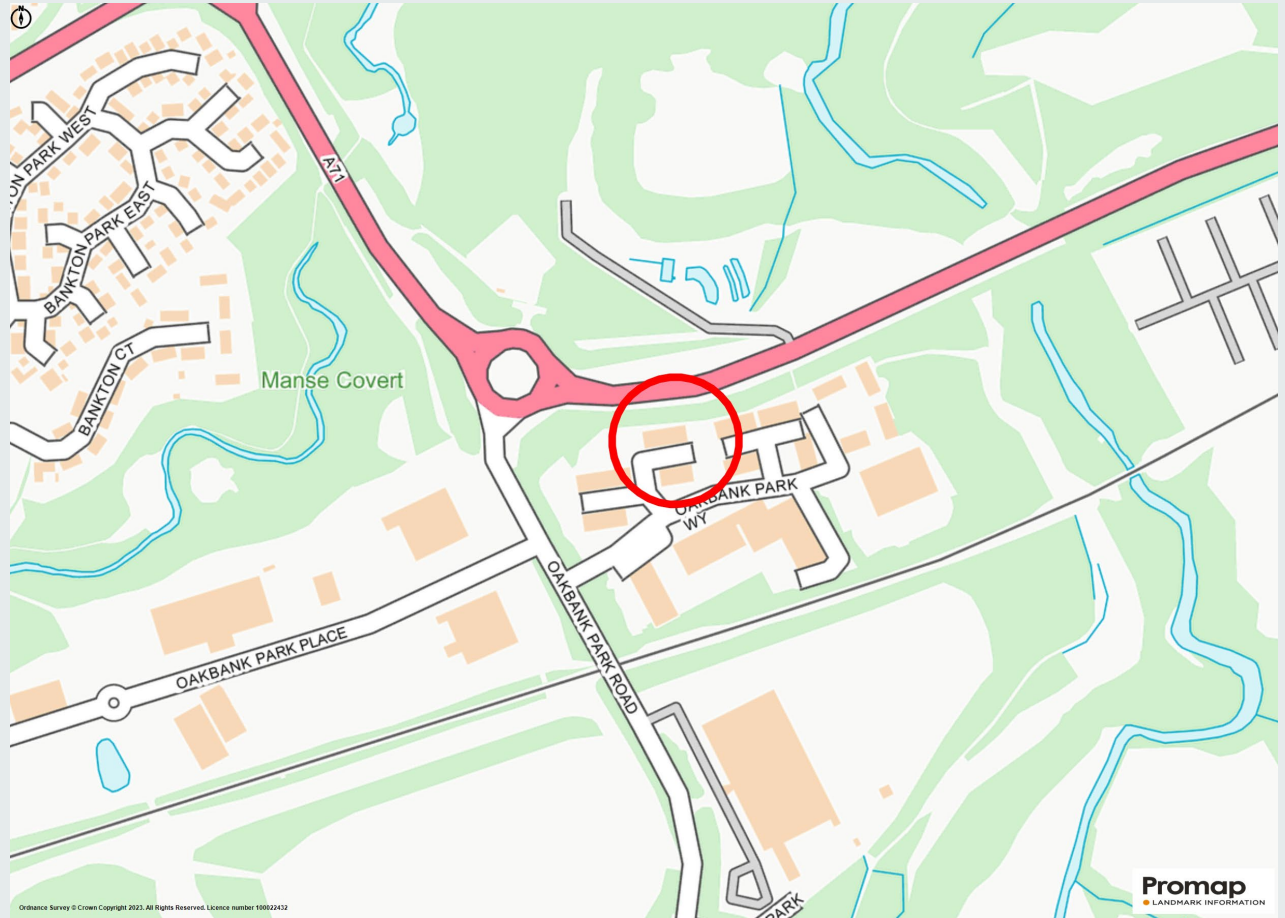
Located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, Livingston is the largest town in West Lothian with a population in excess of 60,000 people.

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.

DESCRIPTION:

This semi-detached Class 4 Office/Light Industrial property is of steel portal frame construction with profile metal cladding.

The premises comprise open plan office accommodation, smaller private offices, a tea prep area, male, female and disabled toilet facilities, a gas central heating system, alarm system and parking.



Property Details

ACCOMMODATION & FLOOR AREAS :

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

ACCOMMODATION	SQ M	SQ FT
Unit	202	2179
Core (WC's_	26	282
Total	228	2461

SERVICES:

The unit benefits from its own metered supply for both electricity and gas.

ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

The property requires to be reassessed for rates purposes, but we estimate the rateable value to be in the order of £16,000.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for rates relief.

PROPOSAL:

Our clients are seeking leases of 5 years or longer on an annual rental of £21,000 per annum plus VAT.

LEGAL COSTS:

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



Property Details

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

Graeme Pollock

07507 562 652

livingstonagency@dmhall.co.uk

DM Hall Commercial Department
Law House, Fairbairn Place
Livingston, EH54 6TN

01506 497010

DM HALL



Regulated by
RICS

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.