

SALTIRE BUSINESS PARK

FLEMING ROAD | LIVINGSTON | EH54 7BN

NEW BUILD DEVELOPMENT

UNITS FROM
930 TO
14,326 SQ FT



LOCATION

The site is located within Kirkton Campus, one of the main business areas within Livingston. On Fleming Road, it is accessed via Simpson Parkway and enjoys a strategic location approximately 3 miles to the south-west of the town centre and is less than 4 miles from Junction 3A of the M8.

Edinburgh Airport and Edinburgh City Centre are 13 and 20 miles away respectively. The surrounding area is populated by a mixture of local, national and international occupiers.

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NEW BUILD SPECIFICATION

- Steel portal frame
- Kingspan 80mm insulated cladding on purlins
- Kingspan 80mm insulated roof with translucent panels
 - Minimum eaves height of 4.3m
 - Linear 150 lux lighting
- 6kVA per unit - 3 phase 100amp
 - 150mm concrete floor slab
- 3.5m wide x 3.6m high sectional overhead door
- Aluminium pedestrian entrance door
 - WC to the rear of each unit

AREAS

UNIT	SIZE SQ FT	SIZE SQ M	UNIT	SIZE SQ FT	SIZE SQ M
01	974	90.5	09	974	90.5
02	954	88.6	10	954	88.6
03	954	88.6	11	954	88.6
04	954	88.6	12	954	88.6
05	954	88.6	13	954	88.6
06	954	88.6	14	954	88.6
07	954	88.6	15	954	88.6
08	930	86.4	16	930	86.4

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EPC

Anticipated EPC rating of A. Certificates will be available on request in due course.

TERMS

The subjects are to be let on a Full Repairing and Insuring basis on terms to be agreed.

FURTHER INFORMATION



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RATEABLE VALUES

The units will require to be assessed upon occupation. All tenants will benefit from 100% rates relief in Year 1. In addition, the units will be eligible for Small Business Bonus rates relief for qualifying tenants.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being liable for LBTT and registration dues.

The Agents 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 the 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 intending purchasers or tenants should not rely on them as statements or representations 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 the Agents has any authority to make or give any representation or warranty whatever in relation to this property. November 2022.