

# FOR LEASE

## *Office*

### Ground Floor Office Suite 17 Shairps Business Park, Houstoun Industrial Estate, Livingston, EH54 5FD

- Attractive self contained ground floor office suite
- 2,571 sq.ft / 238.85 sq.m
- Allocated lit car parking
- Rent on Application



## LOCATION:

Livingston is the largest town in West Lothian, strategically located 15 miles west of Edinburgh and 30 miles east of Glasgow. Shairps Business Park is situated on the North Side of Houstoun Road which is the main spine road through the estate. The unit is close to Junction 3 of the M8 motorway, giving excellent links to the Scottish motorway network. The area is also well served by rail and bus services, minutes from Uphall and Livingston North Railway stations (with regular services between Edinburgh and Glasgow).

The town offers extensive retail and leisure facilities nearby including Centre, Livingston Designer Outlet, multiplex cinema and many more.

## DESCRIPTION:

The subjects comprise of a ground floor office suite within a two-storey office building. The premises feature:

- Curtain walling with glazed entrance doors
- Double glazed windows with high performance glass
- Suspended ceilings and raised access floor system
- Electric panel heating system
- Male, female and disabled toilets
- Lift
- Kitchen area
- Allocated lit car parking

## ACCOMMODATION:

The suites have been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and are as follows: 2,571 sq.ft / 238.85 sq.m

## RATEABLE VALUE:

At present, the building is entered in the Valuation Roll as a single entry and the ground floor will be split from this entry on occupation by a tenant.

## LEASE TERMS

The property is available on a new 5 year lease on standard commercial terms.

## ENERGY PERFORMANCE:

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

## VAT:

All prices quoted are exclusive of VAT which may be 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 joint letting agents:-

DM HALL  
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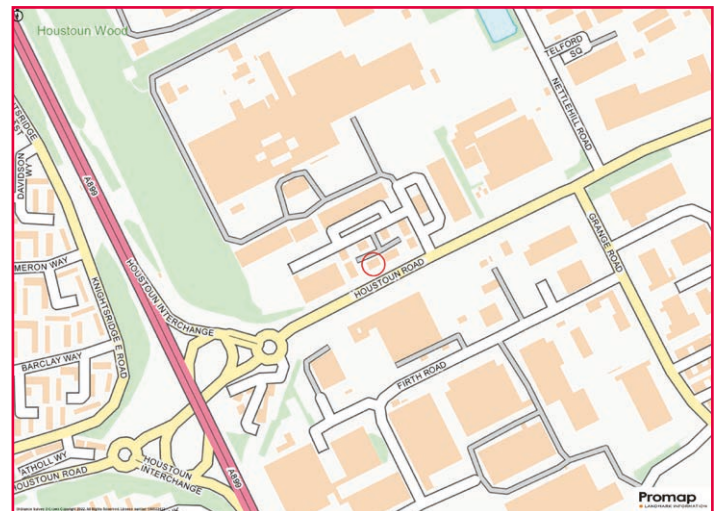
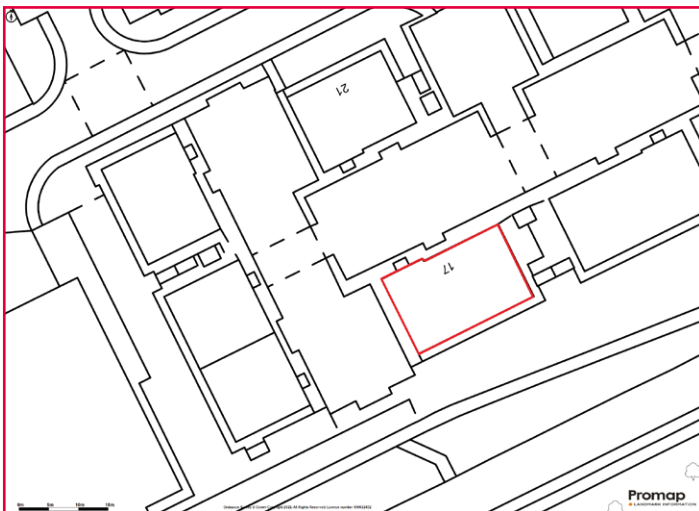
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## VIEWING:

Strictly by arrangement with the agents.

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