



**TO LET - CLASS 1A USE**

**GROUND FLOOR  
UNIT 19, SHAIRPS BUSINESS PARK,  
HOUSTON INDUSTRIAL ESTATE,  
LIVINGSTON, EH54 5FD**

- Ground Floor office extending to 1,521 sq ft (141.3 sq m)
- 5 Allocated parking spaces
- EPC - A

## LOCATION

Shairps Business Park is located within Houstoun Industrial Estate. This is Livingston's largest business area and benefits from excellent access to Junction 3 of the M8 (Edinburgh/Glasgow) motorway which is adjacent to the estate.

The approximate location of the property is shown on the map below.

## DESCRIPTION

The subjects comprise of the ground floor of 19 Shairps Business Park, consisting of 1,521 sq. ft. (141.3 sq m) of office accommodation.

Nearby occupiers, include Innes & Partners, Stevenswood Conservatories, and Apogee Business Machines.

The property also benefits from the following specification: -

- Curtain walling with impressive, glazed entrance doors
- Double glazing
- Suspended ceiling with integral lighting
- Raised access floor with carpet overlay
- Male-female and DDA accessible toilets
- Common Kitchen/tea prep facilities
- Allocated Parking Spaces
- Electric panel heating system

## ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the Net Internal Area of the subjects to be - 1,521 sq ft (141.3 sq m)

## RENT

Our clients are seeking rents in the order of £15,500 per annum for the lease of the whole ground floor.

## NON-DOMESTIC RATES

According to the Scottish Assessors Association website, the property has a current accumulative rateable value of £9,450 per annum (including 5 parking spaces) , meaning any prospective occupier may benefit from 100% rates relief in line with the Scottish Small Business Bonus Scheme.

## VAT

The prices quoted are exclusive of VAT which may be chargeable.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING:

Strictly by appointment through the sole letting agents.

## DATE OF ENTRY:

Entry will be available on completion of legal formalities.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. For reference, the property has an energy rating of A

## REFERENCE:

ESA3209

## DATE OF PUBLICATION:

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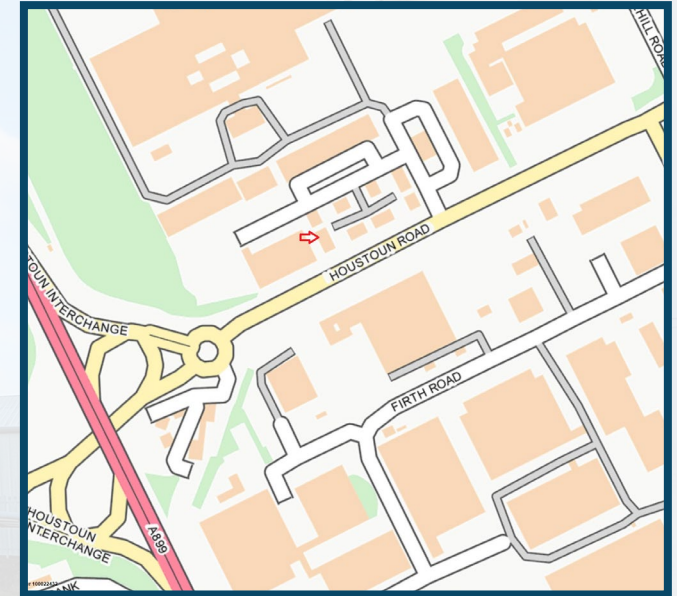
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