

CLASS 1A PREMISES

- > LOCATED IN THE HEART OF WEST LOTHIAN
- > OFFERS OVER £26,500 PER ANNUM
- > EXTREMELY ACCESSIBLE VIA THE M8 MOTORWAY
- > PREMISES EXTENDS TO 273.41 SQM (2,943 SQFT)
- > DDA COMPLIANT
- > SELF-CONTAINED GROUND FLOOR PREMISES
- > REFURBISHED TO A HIGH STANDARD THROUGHOUT
- > SECURED FENCING AROUND SITE PERIMETER
- > CAR PARK FOR UPTO 20 CARS



TO LET

1 NAIRN ROAD, LIVINGSTON, EH54 8AY

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



LOCATION

Livingston is a popular West Lothian town strategically located 15 miles west of Edinburgh & 30 miles east of Glasgow. More specifically, the subject property is positioned to the north of Livingston benefiting from exceptional connectivity via the M8 Motorway across the central belt.

Positioned immediately adjacent to Junction 3 & 3A, Nairn Road benefits from excellent access to the M8 via Dean Road & the A89. Neighbouring occupiers include Semichem Distribution Centre and Lothian Buses Livingston Depot.

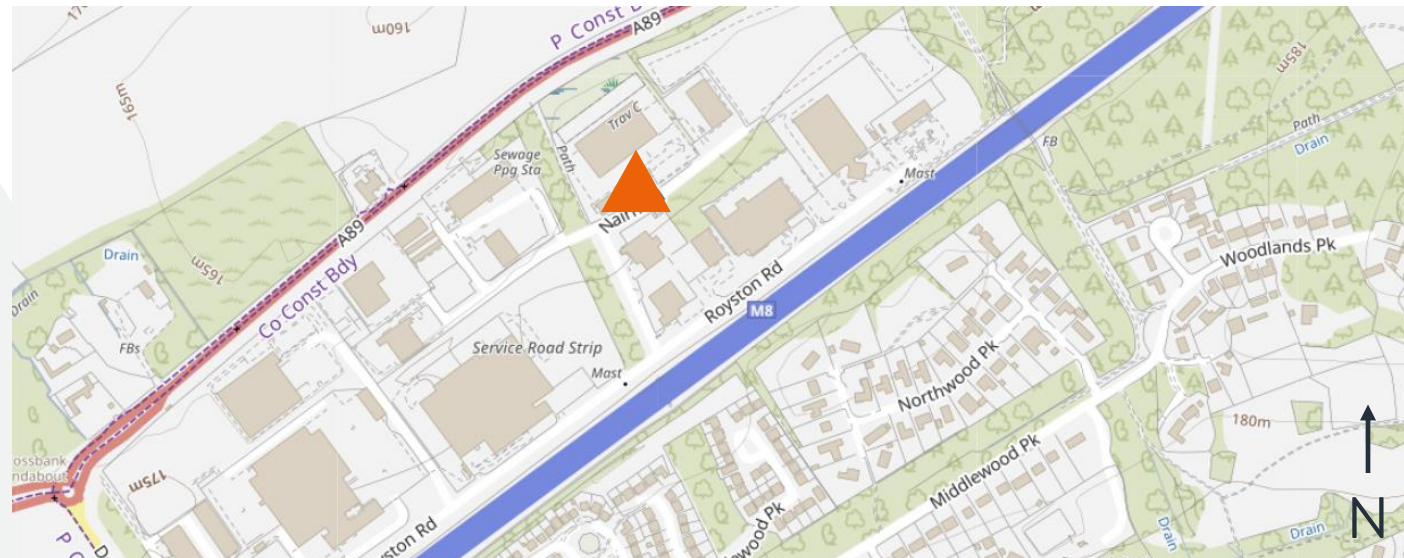
DESCRIPTION

The subjects comprise a modern open plan, self-contained office premises, arranged over the ground floor of a steel portal frame unit. There is an attractive glass frontage which attracts an abundance of natural day light. There is also a tarmacked yard to the front of the property with a generous allocation of free car parking.

Internally the accommodation contains a highly enticing office premises with tea preparation & W.C facilities. Additionally, the property is fitted out to a high standard with glass paneling creating an innovative and collaborative working environment.

LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £26,500 per annum.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

ACCOMMODATION	SqM	SqFt
Ground	273.41	2,943
TOTAL	273.41	2,943

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects rateable value will be assessed upon entry of new tenant.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers.

Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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