DM HALL

To Let / For Sale

Detached Office with Parking

21 Shairps Business Park, Houstoun Road, Livingston EH54 5FD

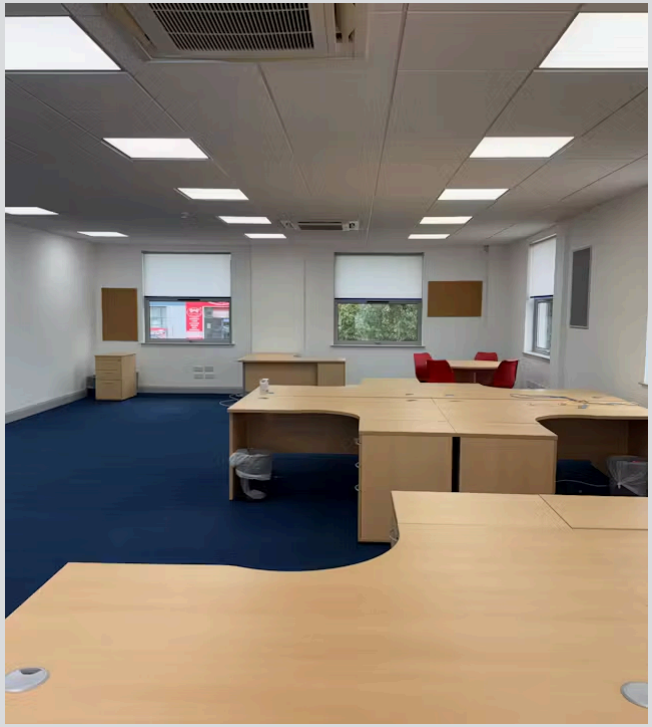
- Detached office benefitting from excellent parking provision of 15 Spaces
- Open plan office accomodation that would easily subdivide between floors
- Arranged over ground and first floors with lift accesibility
- Subjects extend to 379.51 sq m (4,085 sq ft)
- Our client will only consider lease offers for the whole of the subjects
- Offers over £290,000 (Exclusive of VAT)

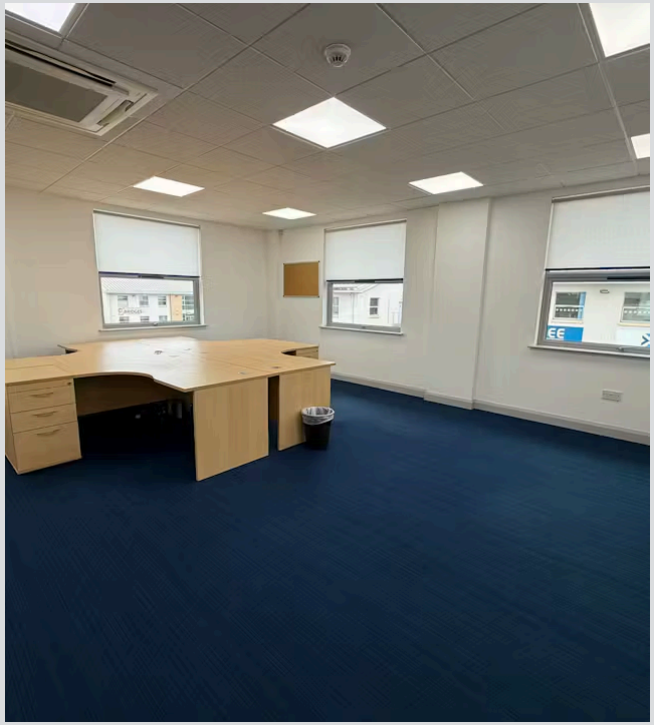
LOCATION

The subjects are located within Shairps Business Park, an established commercial development positioned within the wider Houstoun Industrial Estate, one of Livingston's principal employment and business locations. The park provides a modern working environment comprising a mix of office and business space occupied by a diverse range of local, regional and national businesses.

The development occupies a highly accessible location on Houstoun Road, immediately adjacent to Junction 3 of the M8 motorway. This strategic position provides efficient connectivity throughout Scotland's Central Belt, with Edinburgh lying approximately 15 miles to the east and Glasgow approximately 30 miles to the west. In addition, Livingston North railway station is located nearby, providing regular services to both Edinburgh and Glasgow, while Edinburgh Airport can be reached within approximately 20 minutes by car.

The surrounding area is characterised by a broad range of commercial occupiers including office, industrial, trade counter, logistics and service-based businesses, reflecting the area's importance as a key employment destination within West Lothian. Livingston town centre is located a short distance to the south and provides an extensive range of retail, leisure and amenity facilities, including those within The Centre and Livingston Designer Outlet.





DESCRIPTION

The subjects comprise a detached modern office building arranged over ground and first floors, benefiting from 15 allocated car parking spaces, including one accessible space.

Internally, the ground floor is predominantly open plan in nature and includes a private glass partitioned meeting room, tea preparation area, and male, female and accessible WC facilities. The first floor is also predominantly open plan and incorporates three private offices together with additional tea preparation facilities, allowing the building to be readily subdivided to form two separate units if required.

The subjects benefit from an integrated passenger lift providing access between floors, together with modern office specification throughout.

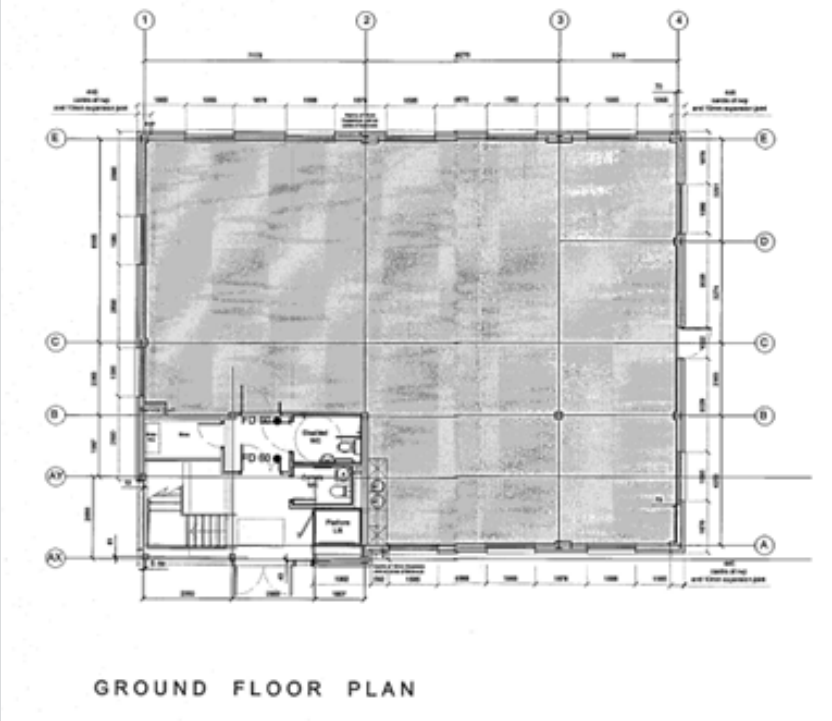
FLOOR AREA

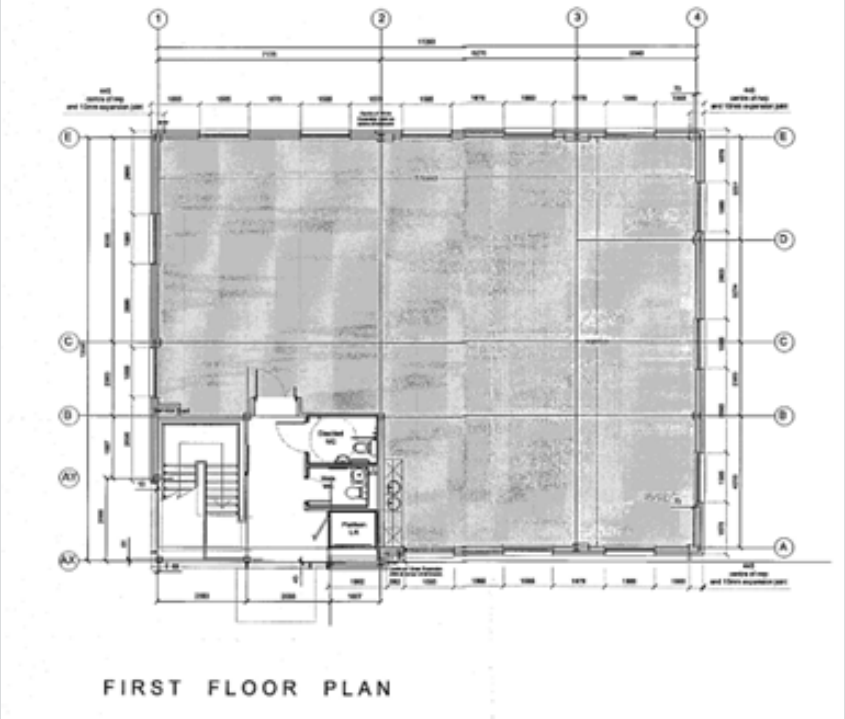
The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net internal basis and is as follows:

Description	sq ft	sq m
Ground Floor	2,039	189.43
First floor	2,046	190.08
Total	**4,085**	**379.51**

TERMS

Upon application





SERVICE CHARGE

The property is subject to a indicative global service charge of approximately £0.54 per sq ft.

EPC

C (31)

LEGAL COSTS

Each party to bear their own costs

VAT

Applicable. All prices quoted are exclusive of VAT which we have been informed is chargeable.

PRICE

Offers in excess of £290,000 Our client is seeking offers in excess of £290,000 (Excl VAT) for the outright purchase of their heritable interest. (Scottish equivalent of Freehold)

NON-DOMESTIC RATES

Rates Payable: According to the Scottish Assessors Association Website, the subjects are noted to have a rateable value of £34,800.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

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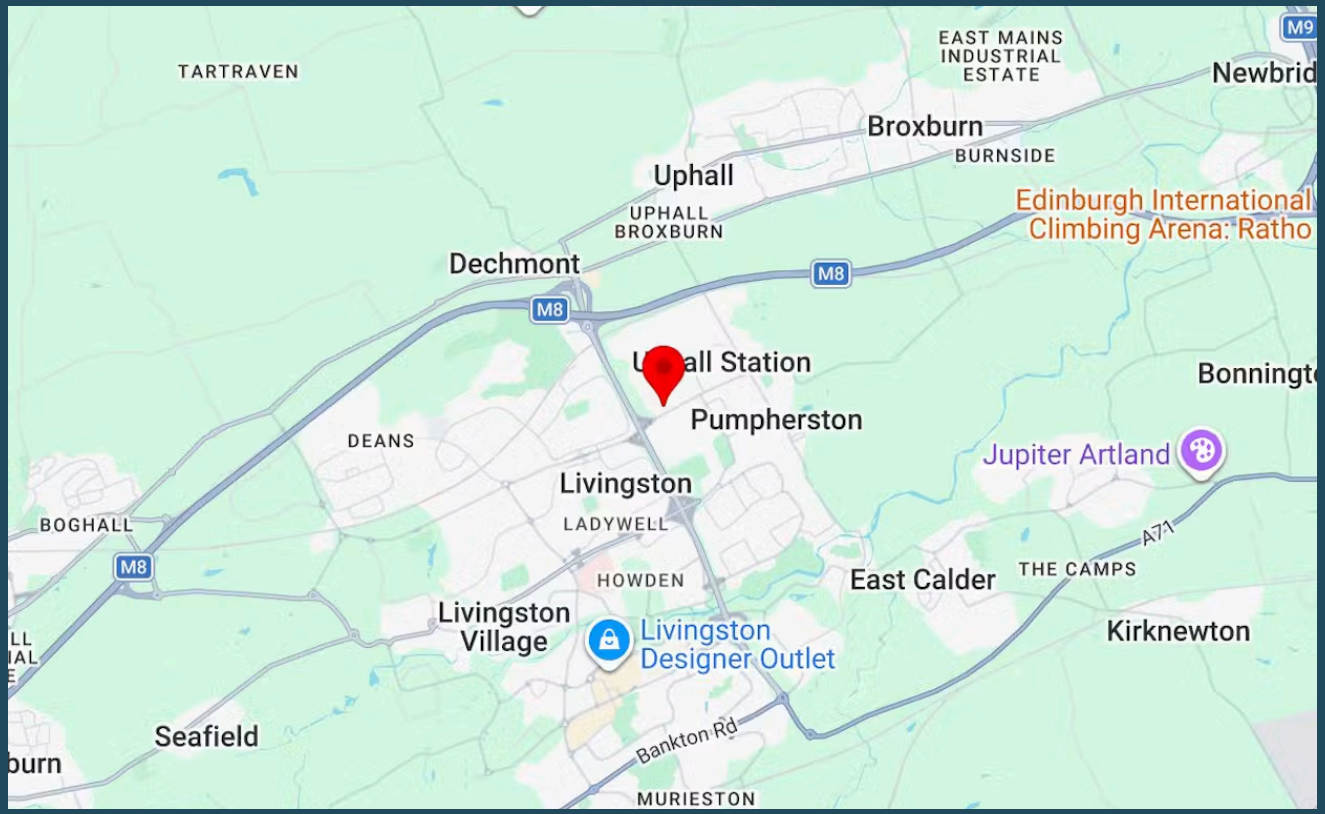
Regulated by RICS



Make an enquiry

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PROPERTY REF: ESA3926

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