DM HALL

For Sale

Detached office with parking

7 Houstoun Interchange Business Park, Livingston, EH54 5DW

3,572 sq ft
(331.85 sq m)

- Detached office benefitting from excellent parking provision of 13 Spaces
- Arranged over ground and first floors
- Highly visible location
- Perfect property for an owner occupier or as an investment
- Subjects extend to approximately 331.85 sq m (3,572 sq ft) NIA
- Offers over £270,000 (Exclusive of VAT)

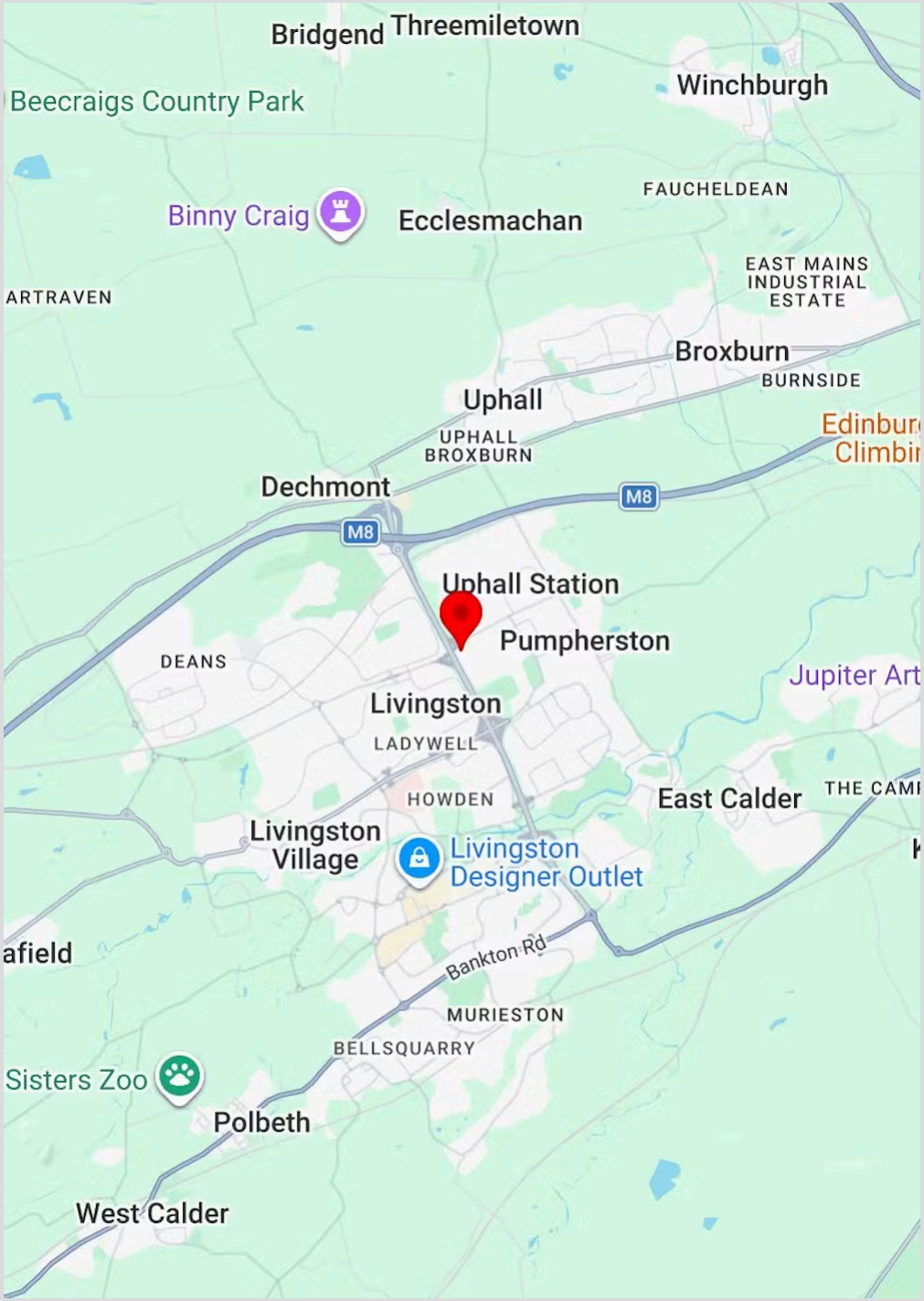
DESCRIPTION

The subjects comprise a modern detached two-storey office building what appears to be cavity brick/block infill walls beneath a pitched metal-clad roof.

Internally, the accommodation is arranged over ground and first floors to provide a welcoming reception area, a combination of open-plan and cellular office accommodation, a kitchenette/staff room, storage facilities, and male, female and accessible WC facilities.

The internal specification includes predominantly plasterboard partition walls with painted finishes, suspended grid ceilings incorporating modern LED lighting panels, and a layout which can readily be adapted to suit a range of occupational requirements.

Overall, the property is presented to a good standard throughout and offers flexible, high-quality office accommodation suitable for a wide variety of occupiers.



LOCATION

The subjects form part of Houstoun Interchange Business Park, a modern office development comprising nine office pavilions situated on the edge of Houstoun Industrial Estate, one of Livingston's established business locations.

Livingston is the principal administrative, commercial and retail centre for West Lothian, with a population of approximately 56,000 and a substantial catchment serving the wider region. The town occupies a strategic location approximately 20 miles west of Edinburgh and 25 miles east of Glasgow, benefiting from excellent connectivity via the M8 motorway and regular rail services from both Livingston North and Livingston South stations.

The business park is well positioned to take advantage of the extensive amenities available within Livingston, including retail, leisure and food and beverage offerings at The Centre and Livingston Designer Outlet.

Surrounding occupiers comprise a strong mix of local and national businesses, including Connect Appointments, GMB Portfolio Services Ltd, Cloud Pharmacy, BrightBridge and AKC Independent Financial Advisors, reinforcing the area's reputation as an established and popular business destination.

TERMS

Upon application

ESTATE CHARGE

The subjects have an estate charge of £839..00 +VAT quarterly

PRICE

Our Client is seeking offers over £270,000 (Excl of VAT) for the outright purchase of their heritable interest. (Scottish Equivalent of Freehold)

EPC

C (32)

VAT

VAT is applicable on the sale price at the prevailing rate.

NON-DOMESTIC RATES

Rates Payable: Reference to the Assessor's website has shown that the subjects are entered in the current Valuation Roll at a Rateable Value of £29,600 for the building, and the 13 car parking spaces are entered at a Rateable Value of £1,300.

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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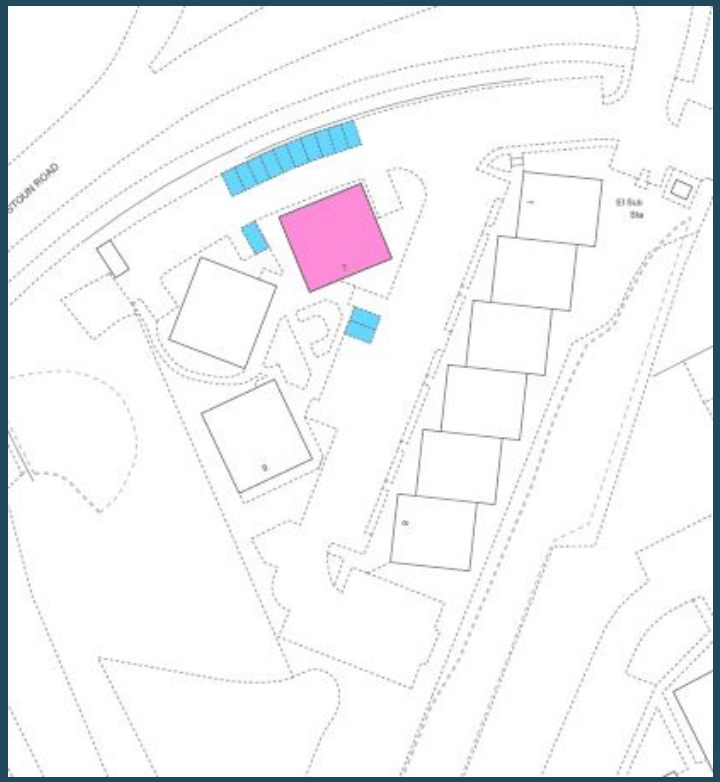
Regulated by RICS



Make an enquiry

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PROPERTY REF: ESA3947

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