FOR LET

1 Dunlop Court

Deans Industrial Estate

Livingston

EH54 8SL



West Lothian Council

Description

Constructed in 2000 the premises comprise a semi-detached unit of steel portal frame construction under a pitched insulated profile steel roof incorporating 10% translucent roof lights. The exterior walls are of composite steel insulated panels.

The warehouse area has an eaves height of 6.1 m (20 ft) and is accessed through a hand operated sectional roller shutter door to the rear. The offices on the ground and first floor are fitted out to a good standard; however partitioned walls can be removed should more warehouse space be required. To the rear of the unit is an enclosed yard area.

The gross internal area of the accommodation is approximately

- Ground floor = 434 sqm (4673 sqft)
- First floor = 220 sqm (2357 sqft)
- Secure yard = 178 sqm (1916 sqft)

Location

1 Dunlop Court is situated on the south side of Deans Industrial Estate. The estate is located on the north edge of Livingston adjacent to the M8 motorway with easy access to junction 3a giving excellent communication links with Glasgow (30 miles) and Edinburgh (15 miles).

Planning & Use

The unit is suitable for uses within Planning Use Classes 4, 5 and 6 (office, industrial, storage & distribution). Uses that generate substantial vehicle movements or introduce hazardous materials may be precluded. Use for vehicle repairs is not prohibited

Rental

Offers over £45,000 (Forty-Five Thousand Pound) per annum are invited to lease this property.

Rateable Value

The rateable value is £37,000

This assessment is based on studio use. Further information on the assessment of rateable value for an alternative use can be sought from the Regional Assessor, Chesser House, 500 Gorgie Road, Edinburgh, 0131 469 5589.

Energy Rating

EPC rating of C

Entry

Subject to the submission of a satisfactory application and completion of legal formalities.

niamh.walker@westlothian.gov.uk 07798 572366

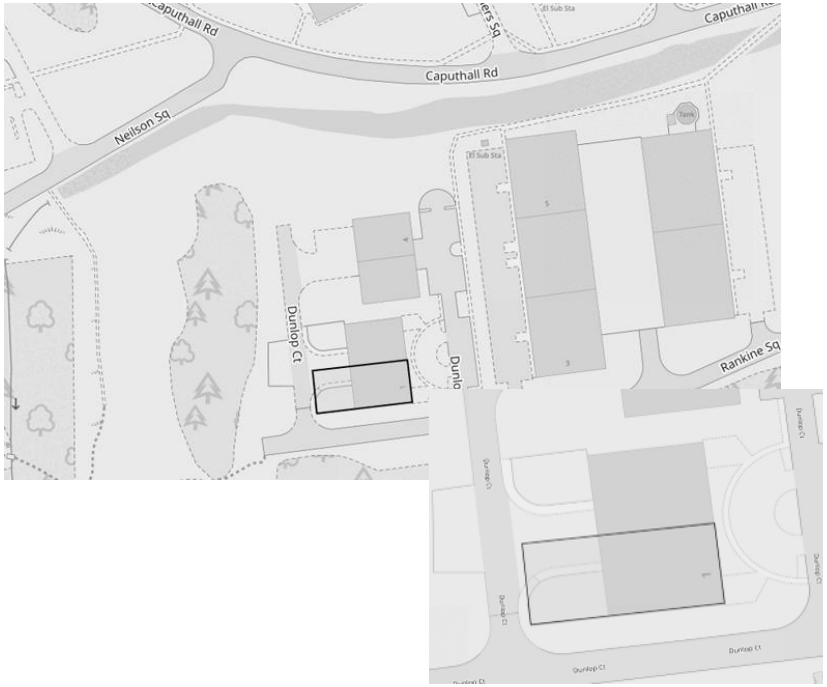
Viewing

Contact: Niamh Walker

Email: Niamh.Walker@westlothian.gov.uk

Mobile: 07798573266

Location Plan



Lease Terms

The lease is being offered on the following main outline terms: -

1. The duration of the lease is open to offers and should be indicated on the attached pro forma. The minimum lease period will be one year.
2. The rental shall be payable monthly in advance by Direct Debit.
3. A deposit equal to three month's rental will be required prior to date of entry.
4. The tenant shall be responsible for all repairs to and maintenance of the premises (FRI) as well as a share of the cost of repairs to the common parts of which it forms part.
5. The Council will ensure the building for reinstatement and recover the appropriate annual premium from the tenant. The tenant will be responsible for insuring the plate glass and all other insurances.
6. The tenant will be responsible for obtaining any statutory consents and complying with any regulations relative to the proposed use of the premises.
7. The tenant will be responsible for payment of rates.
8. The tenant will reimburse the Council's reasonable legal expenses plus outlays in completing the lease.

Important Information – Closing Date Process

Once a closing date has been set, the following procedure will apply:

- All offers must be made on the standard application form and submitted n an A4 envelope clearly labelled **"OFFER OF LEASE FOR 1 DUNLOP COURT LIVINGSTON"** The offeror must write his/her name and address on the back of the envelope.
- Any offers received after 12 noon on the closing date will be returned unopened and will not be taken into consideration by the Council.
- All offers must be sent to:

  The Estate Manager
  West Lothian Council
  West Lothian Civic Centre
  Howden South Road
  Livingston
  EH54 6FF

- Offers received by fax or email will not be accepted.
- The Council does not bind itself to accept the highest or any other offer. However, West Lothian Council has a legal obligation to obtain the best price legally obtainable.
- Offers must be submitted in accordance with the above instructions. Failure to comply with these instructions may result in the offer being declared void.
- Since the leasing of any property is a serious undertaking, you are strongly recommended to take appropriate professional advice.









Conditions under which these particulars are issued

All details in these particulars are given in good faith, but the Council give notice that:

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof.

2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by the Council.

3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.

4. The Council do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

5. Particulars issued July 2025

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