

FOR SALE

Henbury House, 13 Shafrs Business Park
Livingston EH54 5FD

- ▶ Rarely available purchase opportunity
- ▶ Modern, air-conditioned office pavilion
- ▶ 10 dedicated car parking spaces
- ▶ 3,043 sq ft (283 sq m)



LOCATION

Shafrs Business Park is prominently situated at the entrance to Livingston's premier business destination, Houston Industrial Estate just off J3 of the M8 (Edinburgh to Glasgow).

Livingston, a bustling commuter town, is the administrative centre for West Lothian, located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow.

Shafrs business park is situated on the north side of Houston Road, the main spine road through the estate with No 13 commanding a prominent and highly visible position at the entrance to the park. Neighbouring occupiers include **Antalis**, **Workflo**, **L&M Survey Services** and **Bridges Properties**.

DESCRIPTION

No 13 comprises a purpose built, semi-detached two storey office pavilion benefitting from the following specification:

- Open plan office space incorporating tea-prep facilities on both floors
- Board room on the ground floor
- Air conditioning (1st Floor)
- Lift access
- High levels of natural light with a mix of openable double-glazed windows and curtain wall glazing
- Mineral felt tiled suspended ceiling incorporating LED lighting
- Carpeted, metal raised access floors incorporating floor boxes, data and cabling
- Electric heating (3 phase power supply)
- Male, female, accessible WCs + shower
- Security, fire alarm and smoke detection systems
- 10 dedicated car parking spaces

ACCOMMODATION

Having measured the accommodation, we calculate the Net Internal Floor Area as follows:

GROUND FLOOR	1,521 SQ FT	141.3 SQ M
FIRST FLOOR	1,521 SQ FT	141.3 SQ M
TOTAL	3,042 SQ FT	282.6 SQ M

In addition, there are 10 dedicated car parking spaces including 1 accessible space.

USE CLASS

The premises benefit from Class 4 Use under the Town & Country Planning (Use Classes) (Scotland) Order 1997.

SALE

Our client is seeking offers over **£239,999** for the heritable interest in the property. Please contact the sole selling agents for further information.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£25,300**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2025/26 of **£12,599**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = A.

DATE OF ENTRY

By arrangement.

AML REGULATIONS

Under HMRC and RICS regulations and The Proceeds of Crime Act 2002, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers/tenants and vendors/landlords involved in a transaction. As such, personal and/or detailed financial and corporate information may be required before any transaction can conclude.

LEGAL COSTS

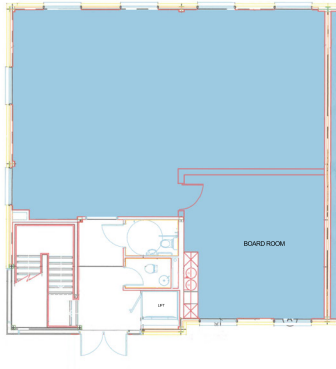
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

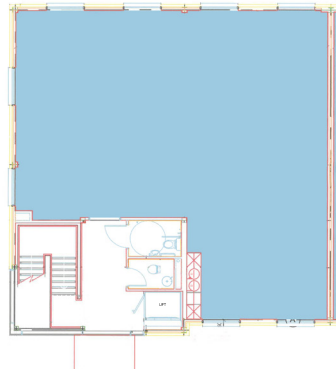
Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

FOR SALE

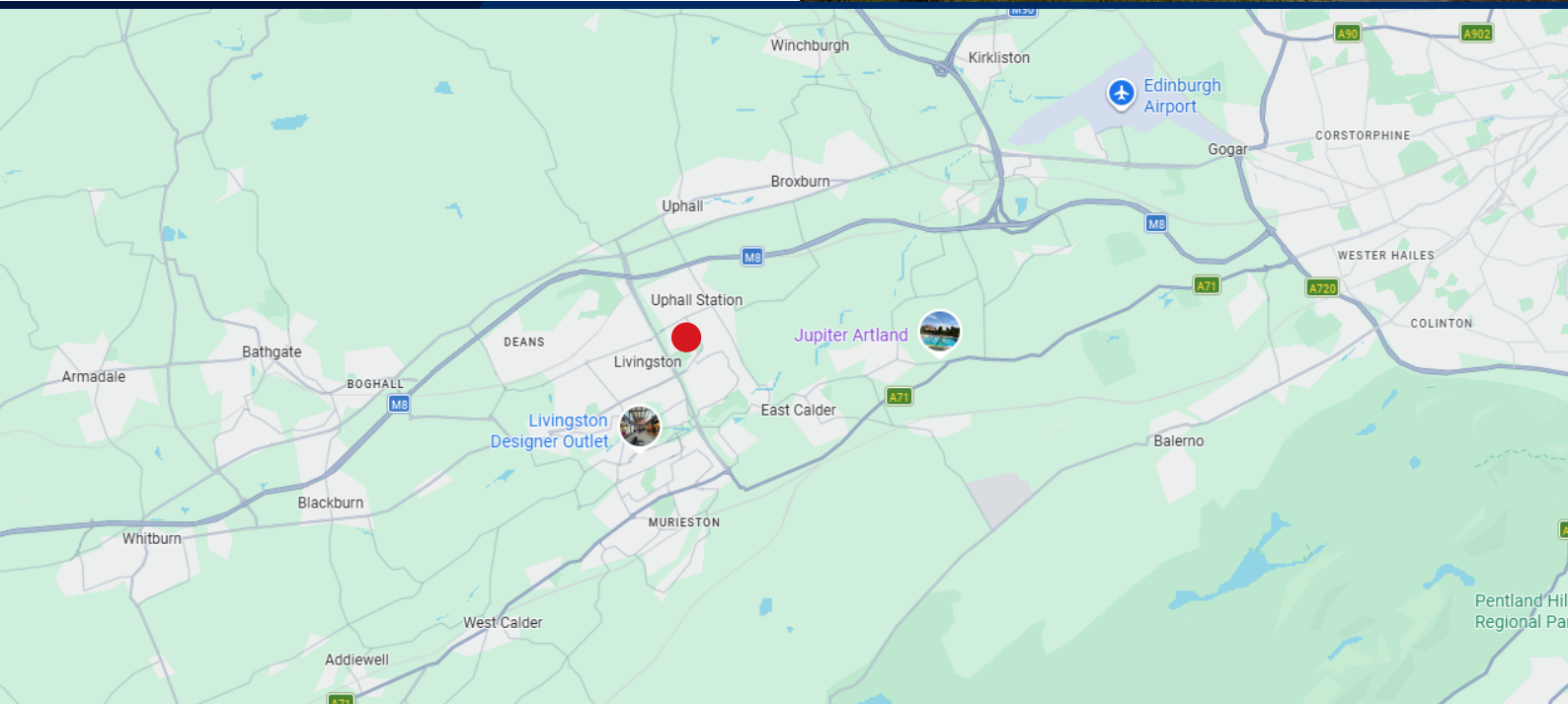
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Ground floor



First floor



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