Your partners in property

Knight Frank

1 Caputhall Road, Livingston, EH54 8AS

Existing Training Facility on a 2.81 acre site

For Sale, subject to ground lease

1 Caputhall Road, Livingston, EH54 8AS

Description

The subjects comprise a detached training centre, benefitting from a number of classrooms, office and lab accommodation along with staff welfare facilities.

Externally the property benefits from a large secure yard with several wells currently in place. Further information on the wells can be provided to interested parties.

The existing buildings sit on a highly prominent site, some of which remains undeveloped although is suitable for further development.

The site offers different options, including retaining the existing training centre or redevelopment of part or whole.

Accommodation

The training centre has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area and comprise the following areas.

Description	Sq. M.	Sq. Ft.
Buildings	**2,693.03**	**28,987**

The training centre sits on a site extending to approx. 2.81 acres (1.14 hectares)

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Location

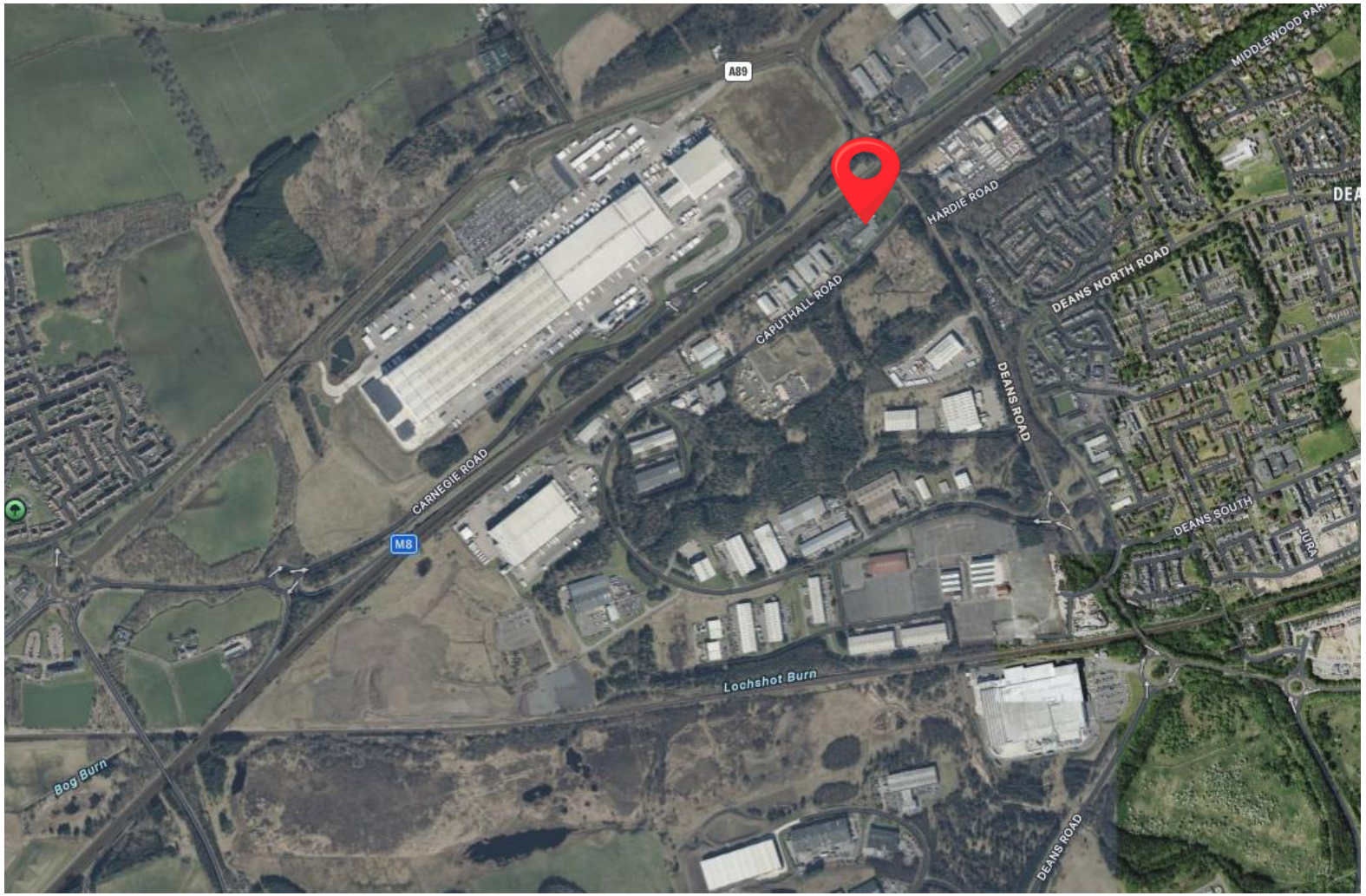
Livingston is one of Scotland's premier locations for industrial, distribution, and logistics operations, strategically positioned in the heart of the Central Belt.

The town serves as the administrative centre for West Lothian and is a well-established base for national and international occupiers.

The site is located one of Livingston's most prominent and long-established industrial areas, situated to the south-west of the town centre. The estate benefits from excellent connectivity to the Scottish motorway network, with the M8 providing direct access to Edinburgh (c.16 miles east) and Glasgow (c.32 miles west).

The area is home to a strong mix of well-known manufacturing, logistics, and distribution operators, including Schuh, Royal Mail, DHL/Nisa, Glen Turner Distillery, SAICA and Tesco, among others.

The property is accessed directly from Caputhall Road via Deans Road, offering straightforward access for HGVs and efficient links to the wider road network.



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Sale Terms

Offers are invited for our client's ground leasehold interest in the site.

Ground Lease

The property is held on a ground lease expiring 14th May 2074. The current ground rent is £78,637 per annum, this reflects £27,984 per acre.

The rent review cycle is every 5 years, further documentation can be provided to interested parties.

VAT

All prices quoted in the schedule exclusive of VAT.

Rateable Value

The current ratable value for the property is £112,500 per annum.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner.

EPC

The property requires to be reassessed. Further information can be provided upon request.

Viewings

Viewing of the property and any further information can be provided by the sole agent.

Anti-Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Knight Frank is legally obliged to carry out due diligence checks on both buyers and sellers. Following the acceptance of an offer, the intended purchaser(s) or occupier(s) must, at a minimum, supply proof of identity and address, along with evidence of funds to support the purchase, before the transaction can progress.

Erin Beaton
Erin.beaton@knightfrank.com
+44 7976 668 975

Scott Hogan
Scott.hogan@knightfrank.com
+44 7468 729 768

Disclaimer:

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2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated August 2026. Photographs dated October 2025.

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