

TO LET

**WEST CALDER BUSINESS CENTRE,
DICKSON STREET,
WEST CALDER,
EH55 8DT.**



Unit 4 - West Calder Business Centre.

Modern office accommodation within self contained business centre.
Including private external door for trade access.

Approx. 50.8m² (547 Sq.Ft²) or thereby.

Flexible lease terms available.

Rental £735.00.00 P.C.M (VAT Exempt).

Deposit - £2,205.00 + £50 Elec Holding Deposit.

Off Street Parking Available.



Recognised for excellence
5 star - 2016



Gold



All Enquiries Please Contact: Jordan.Young@westlothian.gov.uk

LOCATION

The business centre is located to the South of Main Street, in the centre of West Calder. West Calder is situated four miles to the south west of Livingston Town Centre, on the A71. Well connected to rail, road & public transport links with easy access to Scotland's main motorway network.

DESCRIPTION

Unit 4 - Is located at the Entrance & Carpark of West Calder Business Centre.

Comprising neutral painted walls, private external door and fitted corner desk. Heating is provided via thermostatic valve wall heaters, Lighting is provided via LED Fittings. The business centre comprises 17 self contained, multi-purpose business units. Each tenant is responsible for their own Electricity Usage within the unit and will be recharged quarterly, *(Service Charge Costs is for Communal Areas Only Inc Within Rental)*. Tenants have access to the building 24 hours a day, 7 days a week. The building has an external cleaner who is responsible for cleaning the communal areas within the business centre. In addition the building provides off street car parking facilities and internal intruder alarm.

SIZE

In accordance with the RICS Code of Measuring Practice (6th edition), we calculate the following approximate net internal area:

Approx. 50.8m² (547 Sq.Ft²) Or thereby.

RENTAL

Rental **£735.00 P.C.M / £8,820.00** per annum. (VAT Exempt).

Interested parties should contact the Property Manager to arrange a viewing / request a Property Application Pack. West Lothian Council does not undertake to accept the highest, or indeed any offer received in respect of these subjects.

SERVICE CHARGE

A service charge is payable for the additional managed services provided which include — cleaning and maintenance of common areas, management service, security, heating, lighting, water and waste water charges. *(Please Note: This does not include roads and property drainage)*. Tenants are responsible for Non-domestic Rates.

RATES

The Rateable Value of the property is £3,750.00 with effect from 1 April 2026. The tenant will be responsible for the payment of Non-domestic Rates. Rateable Value enquiries should be referred to Regional Assessor on 0131 469 5589.

INSURANCE

The landlord insures the building and the cost is recharged to the tenant.

EPC RATING

The Building Energy Performance Rating is **C**.

UTILITIES

The tenant will be responsible for payment of all utility bills including water, gas and electricity, where applicable. West Calder Business Centre is recharged quarterly based on each unit electrical consumption and charged accordingly. West Lothian Council Property Service will require a holding bond of £50.00 to be held during the duration of the lease.

STATUTORY REQUIREMENTS

Interested parties should note that they will be responsible for complying with all statutory requirements in relation to their occupation and use of the subjects and will relieve West Lothian Council of all such requirements. In particular you will be responsible for obtaining any requisite Planning Permission and Building Control approvals for your use of the property.

ADDITIONAL INFORMATION

The rent is payable in advance of the 01st of each month via Direct Debit. *(The monthly charge will be subject to an annual, upwards only review).*

Deposit of Three Month's Rent is payable prior to entry.

The Deposit is held for the duration of the lease, Tenants are responsible for Internal Repair & Maintenance of the units only.

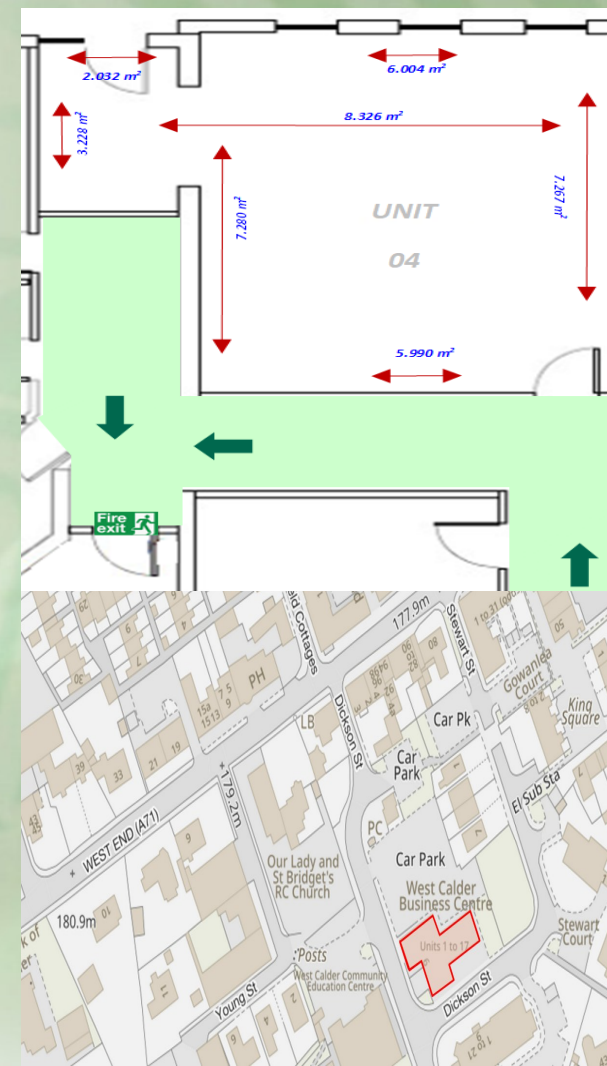
VIEWING

If you require further information or would like to arrange a viewing please contact the Property Officer Detailed Below:-

**Jordan Young - Property Officer,
C/o West Lothian Council,
Civic Centre, Howden Road South,
Livingston,
West Lothian,
EH54 6FF.**

Email: Jordan.Young@Westlothian.gov.uk

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CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

All details in these particulars are given in good faith, 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.
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5. Particulars issued October 2026.

