TO LET

Baird Road, Kirkton Campus,
Livingston, EH54 7BX

MODERN INDUSTRIAL & OFFICE UNITS

iCON
BUSINESS PARK



- UNIT 4 - INDUSTRIAL UNIT
- 140 SQ M (1,507 SQ FT)
- CONVENIENTLY LOCATED 10 MINUTES DRIVE FROM THE M8
- AVAILABLE NOW
- POTENTIAL FOR 100% RATES RELIEF

Ryden.co.uk
0131 225 6612

LOCATION

Icon Business Park is located in a prominent industrial and trade counter location in West Lothian and is home to many notable occupiers such as VR7, Kinly Limited, Almond Engineering and Locktel.

The business park is conveniently situated within 10 minutes drive of junction 3A of M8 motorway (Edinburgh - Glasgow).

Livingston town is an 8 minute drive North East from the estate and offers numerous amenities. Edinburgh International Airport is also within a 20 minute drive.

LEASE TERMS

The units are available on an internal repairing and insuring lease, for a term to be agreed.

MAINTENANCE RENT

There is a small maintenance rent for the upkeep of the common areas. Further details on request.

RATEABLE VALUE

The rateable values of each unit will need to be reassessed. These units are expected to be below the threshold for 100% rates relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

Available on request.



DESCRIPTION

Icon Business Park is a substantial redevelopment in Kirkton Campus which offers over 13,000 sq ft of industrial and office space.

The subject is comprised of units arranged over a single terrace which benefits from ample yard and parking facilities. There are a total of 8 industrial units and 3 office suites.

The building is of steel frame construction with a mixture of profile clad sheeting and brick walls under a flat roof. Access to each unit is via a commercial roller shutter door with separate pedestrian access also being provided.

Internally, the units offer open plan workshop accommodation with the following specification:

- Concrete floor
- 3 phase power within industrial units
- WC facilities
- Communal parking





ACCOMMODATION

Unit Number	Unit Size (sq m)	Unit Size (sq ft)	Rent (per annum plus VAT)	Available From
4	140	1,507	£15,000	Now

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

VAT

All prices quoted are exclusive of VAT.

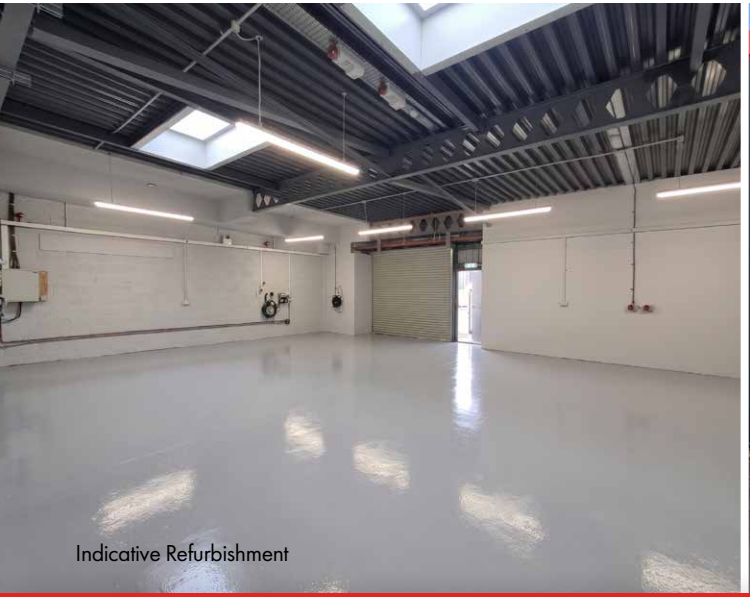
VIEWINGS

Strictly by appointment with the sole letting agents:

Ryden.co.uk
0131 225 6612

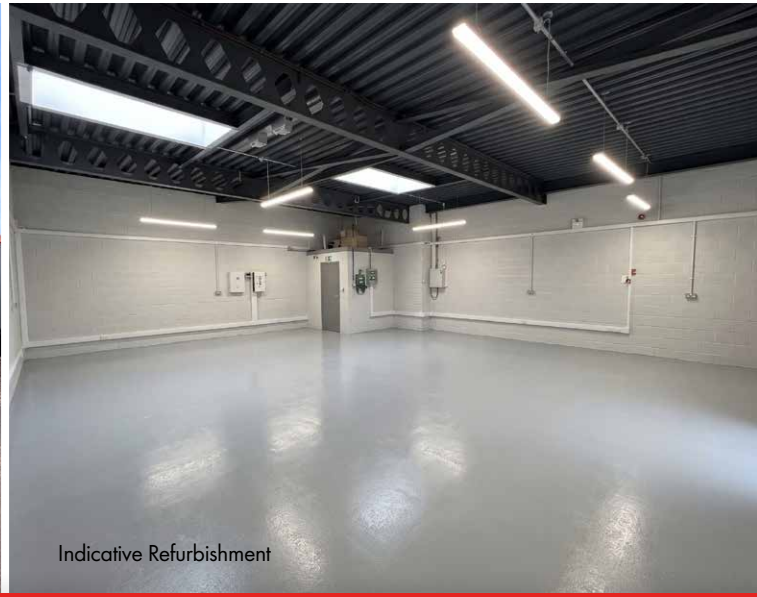
Leo Masson
M: 07425 320 611
E: leo.masson@ryden.co.uk

Cameron Whyte
M: 07789 003 148
E: cameron.whyte@ryden.co.uk



Indicative Refurbishment





Indicative Refurbishment

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. Produced by Designworks. OCTOBER 2026.