



**TO LET / MAY SELL**

**SELF-CONTAINED OFFICE SUITE  
UNIT 5, HOUSTOUN INTERCHANGE,  
LIVINGSTON, EH54 8ZZ**

- Ideally Located Near M8 Motorway**
- 2700 sq.ft / 250 sq.m**
- 9 Allocated Car Parking Spaces**
- Offers Around £28,000 pa Invited**



**LOCATION:**

Livingston is strategically located 15 miles west of Edinburgh and 30 miles east of Glasgow. The unit lies within the Houston Interchange development, adjacent to Junction 3 of the M8 motorway, with excellent links to the Scottish motorway network. The area is also well served by rail and bus services, minutes from Livingston North and Uphall Railway Stations (with regular services between Edinburgh and Glasgow).

**DESCRIPTION:**

The subjects comprise of a self-contained, two-storey office suite of brick elevation with feature glass, surmounted by a pitched roof. It lies within an attractive development of 9 units.

The property benefits from 9 allocated parking spaces, with potential to add electric car charging points. Other specifications include CAT 3 lighting and excellent broadband availability.

**ACCOMMODATION:**

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows: 2700 sq.ft / 250 sq.m

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £20,900 per annum.

**LEASE TERMS:**

The property is available on a Full Repairing and Insuring lease for a period to be negotiated. Offers over £28,000 per annum are sought.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

**VAT:**

All prices quoted are exclusive of VAT which may be chargeable.

**LEGAL COSTS:**

Each party will be responsible for paying their own legal costs incurred in this transaction.

**ENTRY:**

Upon completion of legal formalities.

**FURTHER INFORMATION:**

Strictly by contacting the sole selling/letting agents:-

12 Grampian Court,  
Beveridge Square,  
Livingston, EH54 6QF  
Tel: 01506 479010

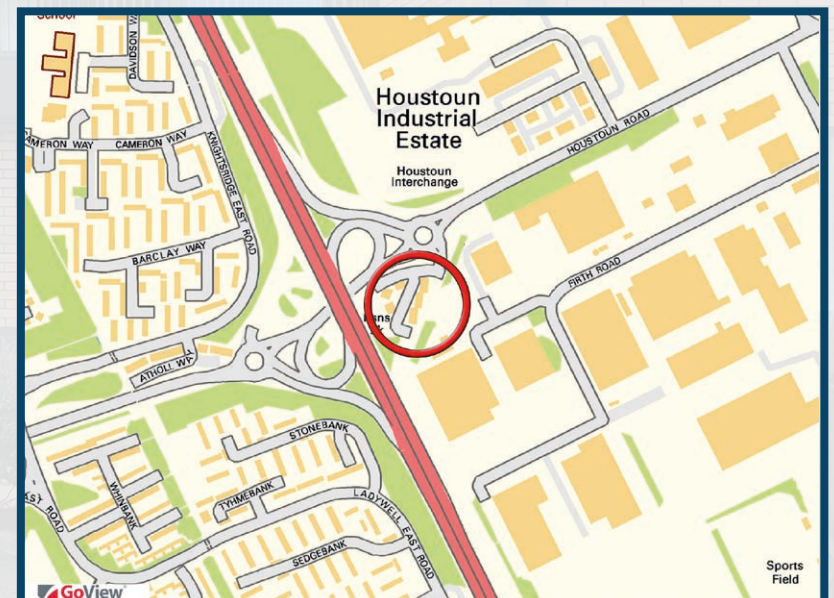
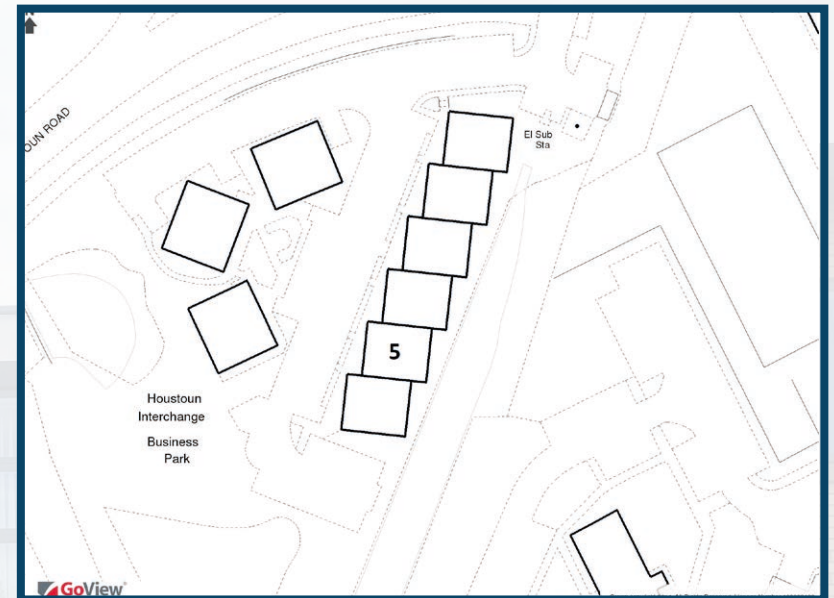
EMAIL: Graeme.Pollock@dmhall.co.uk  
Helana.Clarkson@dmhall.co.uk

**VIEWING:**

Strictly by arrangement with the agents.

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**IMPORTANT NOTE**

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