



TO LET - OFFICES

13 OAKBANK PARK WAY,
OAKBANK INDUSTRIAL ESTATE,
LIVINGSTON, EH53 0TH

- Open plan layout
- Private office rooms
- 584 sq m (6,286 sq ft)
- £56,500 per annum

DM HALL
CHARTERED SURVEYORS

LOCATION:

Located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, Livingston is the largest town in West Lothian with a population in excess of 60,000 people.

Oakbank Business Park is an established site located towards the south east of Livingston town centre. The town has excellent transport links, being strategically located close to the A71 and Junction 3 of the M8 motorway. There are frequent bus and rail services connecting Edinburgh and Glasgow city centres.

DESCRIPTION:

This detached Class 4 Office/Light Industrial property is of steel portal frame construction with profile metal cladding.

The premises comprise open plan office accommodation, smaller private offices, a kitchen, 2x tea prep areas, male, female and disabled toilet facilities, a gas central heating system, alarm system and parking.

ACCOMMODATION:

The premises have been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and are as follows: 584 sq m (6,286 sq ft)

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £39,800 per annum.

LEASE TERMS:

Our clients are seeking rentals in the order of £56,500 per annum.

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:

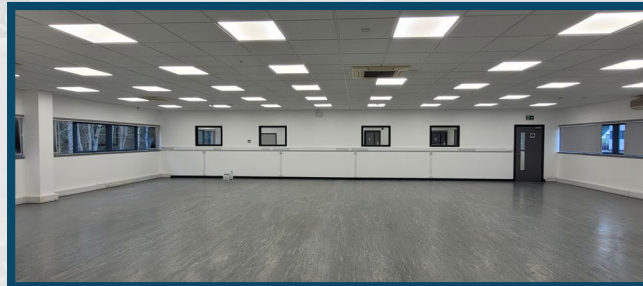
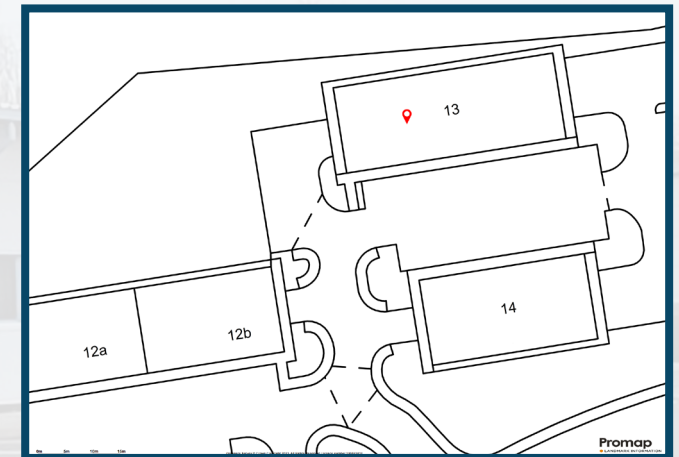
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VIEWING:

Strictly by arrangement with the agents.

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