

TO LET
INDUSTRIAL
LOCATED WITHIN THE M8 CORRIDOR



**Unit 9, Muir Place
Livingston, EH54 5BF**

- Industrial accommodation extending to 604.8 sqm (6,544 sq ft)
- Benefits from 6.8m eaves height
- Located within the M8 corridor with immediate access to Scotland's central motorway network.
- Recently refurbished
- Potential for secure yard
- Offers over £45,000 per annum (Vat Exempt)

LOCATION

The subjects are located on Muir Place within New Houstoun Business Park which lies approximately two miles north east of Livingston town centre. This well-established industrial location offers excellent transport links being in close proximity to the M8 motorway, providing excellent connectivity to Edinburgh and Glasgow and the rest of Scotland's central belt.

DESCRIPTION

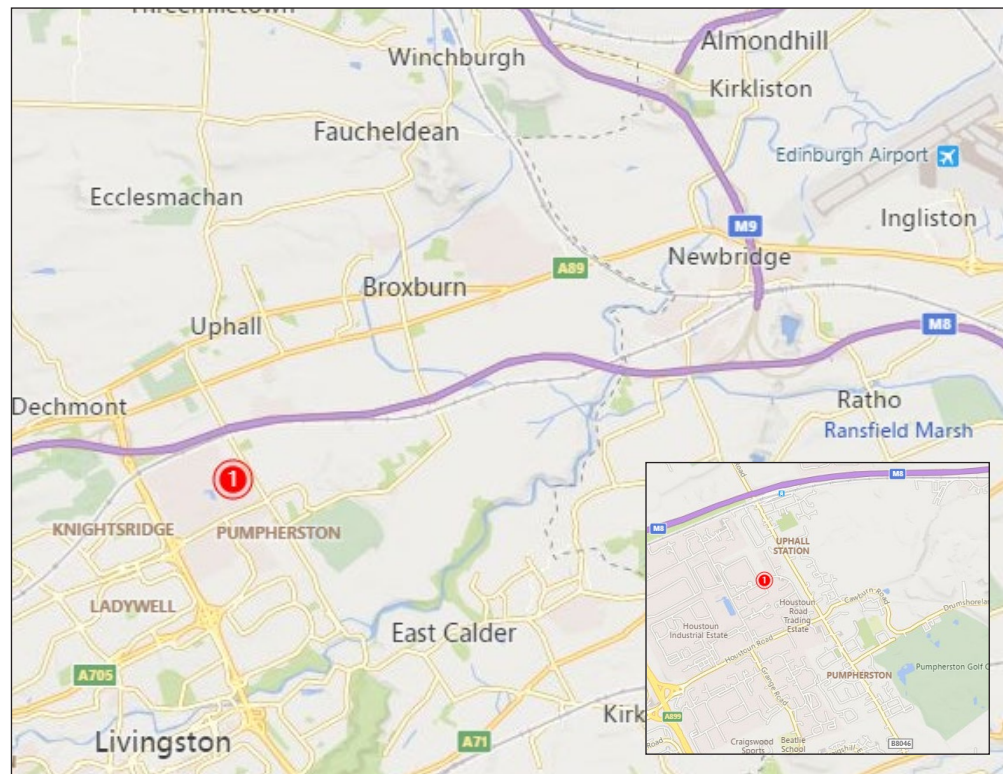
The property comprises a building of steel portal frame construction arranged over a single floor offering open plan industrial accommodation with WC facilities. The subjects benefit from 6.8m minimum eaves height, as well as the ability to offer a secure yard (to the front). The subjects have recently been refurbished to a high standard.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas: 604.8 Sq m (6,544 Sq Ft).

RENT

Offers over £45,000 per annum (Vat Exempt).



VAT

VAT will be payable on the rent, insurance and service charge.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings, Transactions Tax and registration dues incurred in this transaction.

RATEABLE VALUES

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £22,700. The unified business rate is presently set at £0.49 excluding water and sewage, which are levied separately.

EPC

Available on request

To arrange a viewing please contact:



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IMPORTANT NOTICE

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6. Date of Publication: February 2023