



**Unit 7 Ashwood Court,
Oakbank Business Park,
Livingston, EH53 0TL**

- Modern industrial/office premises within established business Park
- Good transport links being located just off the A71 approximately 15 miles to the West of Edinburgh
- Suitable for a variety of uses
- GIA: 237.62 Sq M (2,588 Sq Ft)
- Offers over £230,000 are sought for our client's heritable interest

LOCATION

The subjects are located within the Oakbank Business Park, which forms an established commercial location upon the southern periphery of Livingston and is situated circa 14 miles west of Edinburgh City Centre.

Oakbank Business Park was developed during the early 21st century and is strategically placed adjacent to the A71 trunk road, whilst being circa 5 miles south of the M8 (Edinburgh to Glasgow) corridor.

As a result, transport connectivity is strong from both a trading and commuter perspective,

The subjects can be seen more specifically on the appended map.

DESCRIPTION

The subjects comprise a semi-detached industrial/office facility of steel portal framed construction with profiled metal cladding to the walls and roof coverings.

The unit internally is laid out to provide a warehouse space being accessed via the roller shutter door to the gable end of the property and provides good quality space.

The rest of the unit is laid out to provide office accommodation along with w/c facilities and a kitchen area.

This section is constructed in stud and therefore the warehouse element could be extended if a prospective purchaser so wished.

ACCOMMODATION

We have measured the unit in accordance with the RICS Code of Measuring Practice 6th edition on a Gross Internal Area Basis in the order of: 237.62 Sq M (2,588 Sq Ft)

PRICE

We are seeking offers over £230,000 for our clients heritable interest within the property.

EPC

The Energy Performance Certificate can be given upon request.

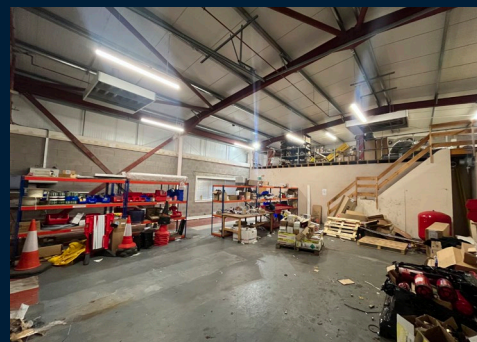
RATEABLE VALUE

With reference to the Scottish Assessors Association Website we note the current rateable value to be £18,800.

LEGAL COSTS + VAT

Each party shall be liable for their own legal costs incurred within this transaction. The purchaser will be liable for any LBTT & registration dues.

All prices quoted exclusive of VAT.



For any queries or to arrange a viewing, please contact —

**GRAHAM
SIBBALD**



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