



# **TO LET**

**OFFICE**

**13B Oakbank Park Way, Oakbank Industrial Estate  
Livingston, West Lothian, EH53 0TH**

**Ground floor modern office**

**Open plan layout**

**231.33 sq m (2490 sq ft).**

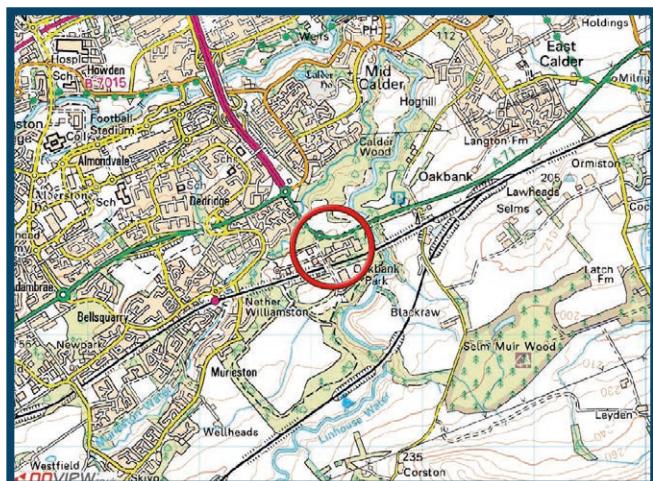
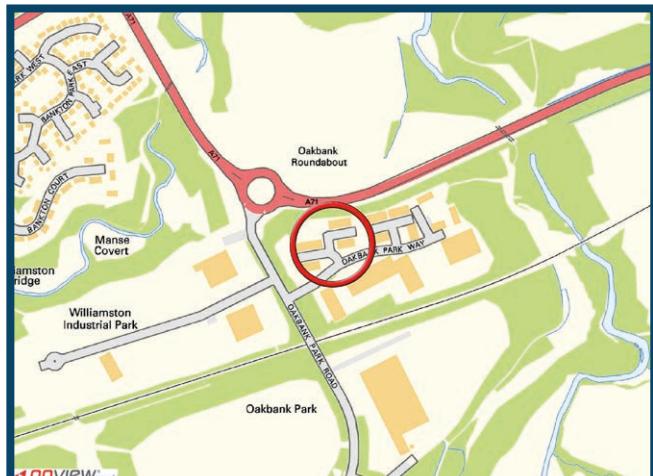
**£20,000 per annum**

**Available from April 2020**

## LOCATION

Livingston is one of Scotland's principal distribution, warehousing and technology centres, situated between Junctions 3 and 3A of the M8 motorway, in the heart of the Central Belt. Edinburgh lies circa 16 miles to the east, whilst Glasgow is 32 miles to the west.

Oakbank Business Park is an established site located to the south east of Livingston town centre and lies close-by to both the A71 and M8 providing excellent transportation links.



## DESCRIPTION

The property comprises a semi-detached Class 4 office/ Light industrial premises which has recently been refurbished by the outgoing tenant.

Construction is a steel portal frame, with profile metal cladding and a high number of windows, and is suitable for a number of uses as office, lab space or light industrial.

The property has a large double door on the gable end, as well as a separate office interest.

Other benefits include:

- M/F/D WC facilities
- Gas Central Heating system
- Alarm

## ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the net internal area of the subjects to be in the order of:

231.33 sq m (2490 sq ft).

## RENT

Our clients are seeking rentals in the order of £20,000 per annum plus VAT.

## RATES

According to the Scottish Assessors Association website the subjects have a Rateable Value of £27,800 and therefore any future occupiers could benefit from 100% rates relief under the Small Business Bonus Scheme.

## VAT

VAT is payable on all transactions.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING:

Strictly by appointment through the sole letting agents.

## DATE OF ENTRY:

Entry will be available on completion of legal formalities.

## ENERGY PERFORMANCE:

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

## REFERENCE:

ESA2070

## DATE OF PUBLICATION:

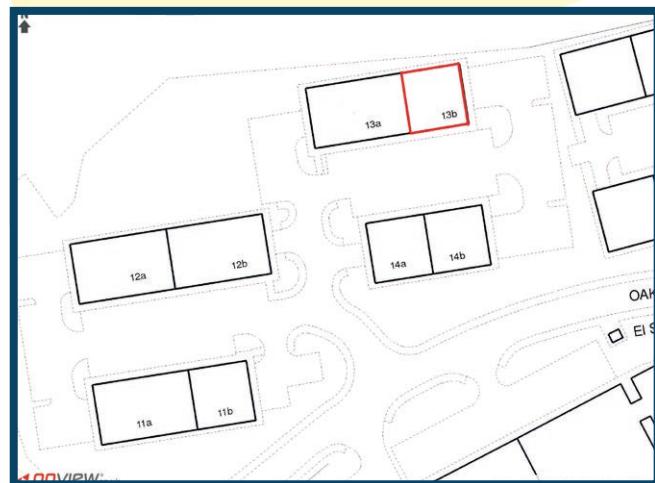
January 2020

## CONTACT:

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