



TO LET

OFFICE

Unit 4, Rosebank Business Park, Livingston

Attractive office/ light industrial unit in semi-rural location

Prominent roadside location

Suitable for office/ lab space/ industrial

AREA-4176 sq.ft

Offers over £41,800 per annum exclusive of VAT

LOCATION:

Situated approximately 15 miles west of Edinburgh and 30 miles east of Glasgow Livingston can be accessed from Junction 3 and 3A of the M8 motorway.

Occupying an easily accessed location within Livingston, Rosebank Park sits in the south-west corner of Kirkton campus and is near to Alba campus in an attractive semi-rural surround. This development comprises for office pavilions in a mature landscaped environment. Neighbouring occupiers include Helia Photonics, Quintiles and Optoscribe.

DESCRIPTION:

The property comprises a detached light industrial unit, fitted out as office, with laundry, and benefits from a high level of natural light.

The unit is of steel portal frame construction with a barrel vaulted roof. There is on-site car parking and the unit benefits from suspended ceilings and recessed cat 2 lighting.

ACCOMMODATION:

The property has been measured in accordance with the RICS Code of Measuring Practice – 6th Edition on a Gross internal area basis as is as follows:

4176 sq.ft

RATING ASSESSMENT:

From reference to the Scottish Assessors Association website the subjects are noted to have rateable value of:

£29,900

LEASE TERMS:

Offers over £41,800 per annum are sought on a full repairing and insuring lease for a negotiable period.

DATE OF ENTRY

Upon completion of legal formalities.

**ENERGY PERFORMANCE:**

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

VIEWING:

Strictly by arrangement with the letting agents.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

LEGAL EXPENSES:

Each party will be responsible for the payment of their own legal costs in this transaction.

FURTHER INFORMATION:

Further information can be provided by the sole agents:

DM Hall LLP
12 Grampian Court
Livingston
EH54 6QD

Tel: 01506 497010

EMAIL: graeme.pollock@dmhall.co.uk
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You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

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