

Location

Unit 10 Heron Square, Deans, Livingston EH54 8QY

Description

Location

Livingston is located in Scotland's central belt, approximately 15 miles west of Edinburgh and 30 miles east of Glasgow. The town has key transport links to both cities by way of a central bus terminal, two train stations and access to the central Scotland road network. Livingston has an estimated population of 57,360 and is the second largest settlement in the Lothians after Edinburgh. This unit is located just off the M8 at the very top of Deans, Livingston with easy access to the surrounding areas of Livingston Town Centre, Bathgate, Broxburn and Blackburn.

Unit

The unit is 2420sqft with an electric roller shutter door, bathroom, enclosed office space, two gas heaters, an electric heater and many electrical sockets. It is easily accessible from the M8 and is situated at the rear of the gated industrial estate. The unit is ideal for General Industrial or storage use with easy access and open space.

Rental

£1455pcm + VAT / £17460pa + VAT. £1746 to be paid on the 1st of each month.

Rateable value

The rateable value is £13300.

This assessment is based on General Industrial use. Further information on the assessment of rateable value for an alternative use can be sought from the Regional Assessor, Chesser House, 500 Gorgie Road, Edinburgh, 0131 469 5589.

Planning Permission

The property currently has consent for Class 4, 5 and 6 use. This property is ideally placed for a storage / industrial unit.

Prospective tenants wishing a change of use should contact the Council's Development & Building Control Unit, telephone 01506 282456.



Lease terms

The lease is being offered on the following main outline terms:-

1. The duration of the lease is open to offers and should be indicated on the attached pro forma. The minimum lease period will be one month.
2. The rental shall be payable monthly in advance by Direct Debit.
3. A deposit equal to three month's rental will be required prior to date of entry.
4. The tenant shall be responsible for all internal repairs to and maintenance of the premises (TIR) as well as a share of the cost of repairs to the common parts of which it forms part.
5. The Council will insure the building for reinstatement and recover the appropriate annual premium from the tenant. The tenant will be responsible for insuring the plate glass and all other insurance's.
6. The tenant will be responsible for obtaining any statutory consents and complying with any regulations relative to the proposed use of the premises.
7. The tenant will be responsible for payment of rates.
8. The tenant will reimburse the Council's reasonable legal expenses plus outlays in completing the lease.

DATA LABEL: PUBLIC

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Submitting an Offer

- Please register your interest in the first instance by emailing propertymanagement@westlothian.gov.uk or writing to the address below. A closing date will be set once appropriate interest has been received.

Once a closing date has been set, the following procedure will apply:

- All offers must be made on the standard application form and submitted in an A4 envelope clearly labelled "OFFER OF LEASE FOR UNIT 10 HERON SQUARE. The offerer must write his/her name and address on the back of the envelope.
- Any offers received after 12 noon on the closing date will be returned unopened and will not be taken into consideration by the Council.
- All offers must be sent to:-
Property Services Manager
Property Services
Finance and Property Services
West Lothian Council
West Lothian Civic Centre
Howden South Road
Livingston
EH54 6FF
- Offers received by fax or email will not be accepted.
- The Council does not bind itself to accept the highest or any other offer. However, West Lothian Council has a legal obligation to obtain the best price legally obtainable.
- Offers must be submitted in accordance with the above instructions. Failure to comply with these instructions will result in the offer being declared void.
- Since the leasing of any property is a serious undertaking, you are strongly recommended to take appropriate professional advice

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but the Council give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by the Council.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Council do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
5. Particulars issued June 2014