

# TO LET

## INDUSTRIAL / OFFICE PREMISES

### ICON BUSINESS PARK

BAIRD ROAD  
KIRKTON CAMPUS  
LIVINGSTON EH54 7BX

95 sq m (1,023 sq ft)

Last remaining unit



- » NEW UNITS
- » CONVENIENTLY LOCATED 10 MINUTES DRIVE FROM THE M8
- » AVAILABLE NOW
- » POTENTIAL FOR 100% RATES RELIEF

**Ryden**.co.uk  
0131 225 6612

## LOCATION

Icon Business Park is located in a prominent industrial and trade counter location in West Lothian and is home to many notable occupiers such as VR7, Kinly Limited, Almond Engineering and Locktel.

The business park is conveniently situated within 10 minutes drive of junction 3A of M8 motorway (Edinburgh - Glasgow).

Livingston town is an 8 minute drive North East from the estate and offers numerous amenities. Edinburgh International Airport is also within a 20 minute drive.

## DESCRIPTION

Icon Business Park is a substantial redevelopment in Kirkton Campus which will offer over 13,000 sq ft of industrial and office space.

The subjects will comprise of units arranged over a single terrace which benefits from ample yard and parking facilities. There are a total of 8 industrial units and 3 office suites.

The building is of steel frame construction with a mixture of profile clad sheeting and brick walls under a flat roof. Access to each unit is via a commercial roller shutter door with separate pedestrian access also being provided.

Internally, the units offer open plan workshop accommodation with the following specification:

- » Concrete floor
- » 3 phase power within industrial units
- » WC facilities
- » Communal parking

## LEASE TERMS

The units will be available on an internal repairing and insuring lease, for a term to be agreed.

## MAINTENANCE RENT

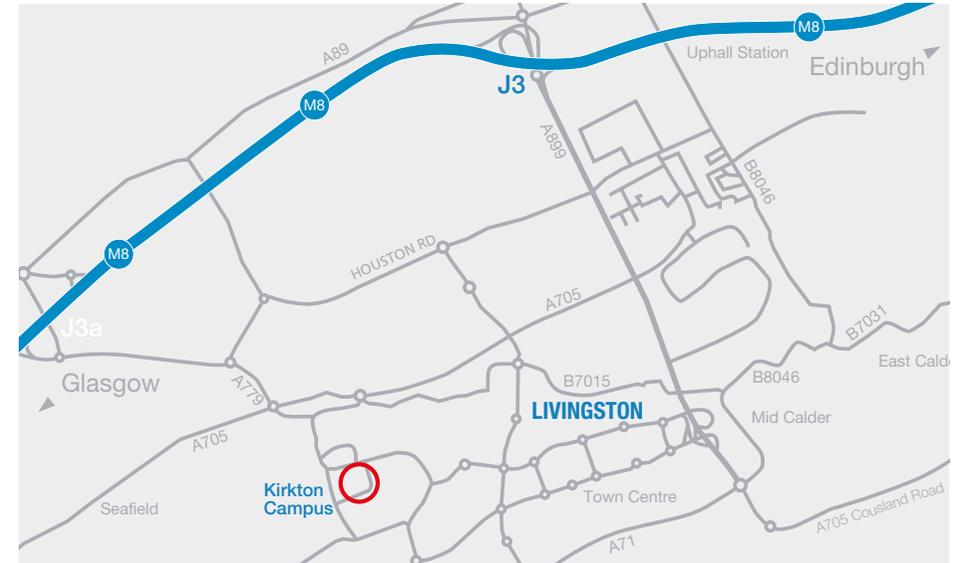
There is a small maintenance rent for the upkeep of the common areas. Further details on request.

## RATEABLE VALUE

The rateable values of each unit will need to be reassessed. These units are expected to be below the threshold for 100% rates relief through the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.





## ACCOMMODATION

Unit Number	Unit Size (sq m)	Unit Size (sq m)	Rent (per annum plus VAT)	Available From
8	95	1,023	£8,460	Now

## LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon.

## VAT

All prices quoted are exclusive of VAT.

## VIEWINGS

Strictly by appointment with the sole letting agents:

**Ryden**.co.uk  
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**Hamish Rankin**

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