

INDUSTRIAL UNIT

- > LOCATED IN LIVINGSTON, WEST LOTHIAN
- > OFFERS OVER £8,500 PER ANNUM
- > PREMISES EXTENDS TO 85.91 SQM (925 SQFT)
- > SOUGHT-AFTER INDUSTRIAL ESTATE
- > EXTREMELY ACCESSIBLE VIA THE M8 MOTORWAY
- > FREE CAR PARKING IMMEDIATELY OUTSIDE

Highland Kilt
Connections

TO LET

UNIT 24B CARMONDEAN BUSINESS UNITS, LIVINGSTON, EH54 8TD

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk 0131 225 1234 www.shepherd.co.uk
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LOCATION

The subject is located within Livingston, West Lothian, home to over 56,000 people. Livingston is the administrative hub of West Lothian which has one of the fastest-growing and youngest populations in Scotland. The town centre comprises the largest indoor shopping location in Scotland with The Centre and Livingston Designer Outlet drawing shoppers from across the country. Livingston's exceptional connectivity by road and rail includes two train stations which between them provide up to 6 direct trains per hour to Edinburgh and Glasgow. Carmondean Centre South Road comprises a mixture of residential & commercial occupiers creating a vibrant local community. Nearby occupiers include, Morrisons, Wee Gems Nursery, Carmondean Health Centre & Instep Podiatry.

DESCRIPTION

The subjects comprise a brick built industrial unit with a pitched roof with translucent light panels. Internally the subjects comprise an open plan space suitable for a variety of uses. Externally, the unit has front and rear pedestrian door access & benefits from car parking spaces directly in front of the building. The unit would be suitable for a variety of industrial or leisure uses subject to planning.

RATEABLE VALUE

The subjects are required to be re-accessed once a lease is agreed with a new occupier.

LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £8,500 per annum.

EPC

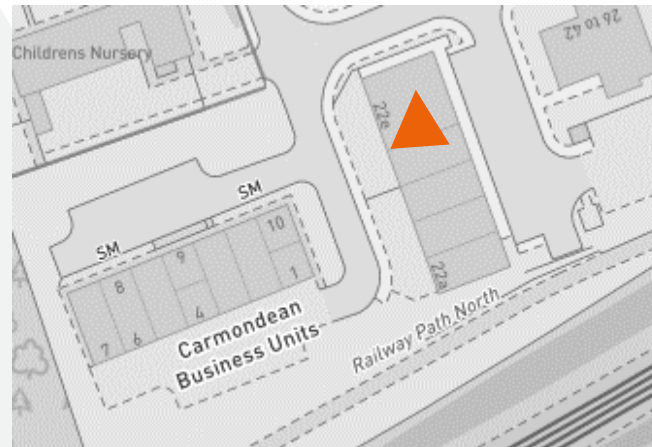
Released on application.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.



| ACCOMMODATION | SqM | SqFt |
|---------------|--------------|------------|
| Ground Floor | 85.91 | 925 |
| TOTAL | 85.91 | 925 |

The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson emily.anderson@shepherd.co.uk & Hannah Barnett hannah.barnett@shepherd.co.uk

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NOVEMBER 2023