

# DM HALL

To Let

Industrial workshop  
and offices

**\*Recently refurbished\***



2 Grange Road,  
Livingston,  
West Lothian,  
EH54 5DE

236.6 SQ M  
2,547 SQ FT

# Property Details

- Located within West Lothians premier industrial estate
- Ancillary office accommodation
- Recently re-roofed
- 4 parking spaces
- £23,000 (Exclusive of VAT) per annum

## LOCATION:

Livingston is strategically located approximately 17 miles to the west of Edinburgh and 30 miles east of Glasgow. Houstoun Industrial Estate is the premier industrial estate in West Lothian and lies adjacent to Junction 3 of the M8 Motorway that connects the 2 cities and provides access to the wider Scottish Motorway Network.

The subjects are centrally located on Grange Road, which is accessed from Houstoun Road, the main thoroughfare within the estate. Occupiers in the vicinity include, Toolstation, Screwfix, St Andrews Timber and Building Supplies and Mitsubishi Air Conditioning Systems Europe Ltd.

## DESCRIPTION:

The subjects comprise a mid-terrace steel portal frame building with block/brick infill walls and a roughcast rendered finish. The property is surmounted by an insulated profile metal sheet roof, replaced in 2019, covering the warehouse accommodation, with a flat roof over the office area.

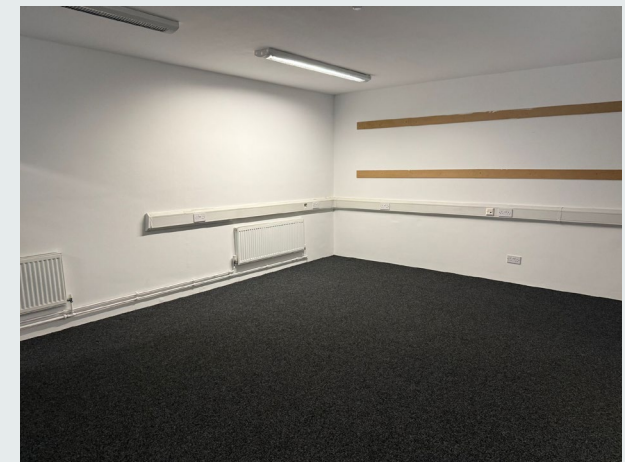
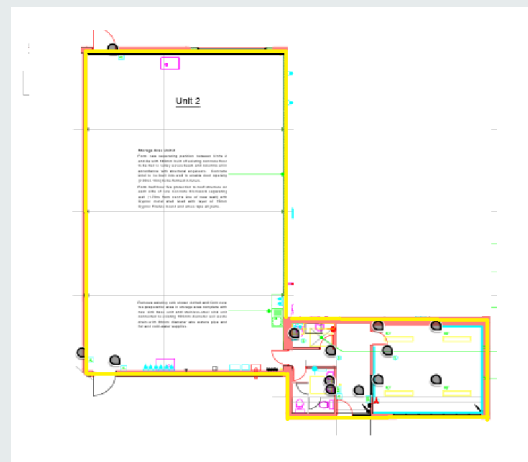
The property benefits from the following specification:

- Electrically operated loading door
- 3 phase power supply
- Gas fired hot air blowers to warehouse area
- Office accommodation
- Male and female toilet facilities
- Min eaves of 3.4m, rising to 4.4m

## ACCOMODATION

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal basis and is as follows:

FLOOR	SQ M	SQ FT
Total	236.6	2,547



# Property Details

## LEASE TERMS

Our client is seeking rental offers of £23,000 plus VAT on a new FRI lease for a term to be agreed.

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £14,100.

It should be noted that some occupiers may benefit from some rates relief discount.

All potential tenants should satisfy themselves and can obtain further information at <https://www.saa.gov.uk/>

## SERVICES:

We understand the property benefits from mains electric, drainage, water and gas services.

## EPC:

A copy of the Energy Performance Certificate is available upon request. The rating is F.

## OFFERS:

All offers should be sent to the sole Letting Agents.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

## VAT:

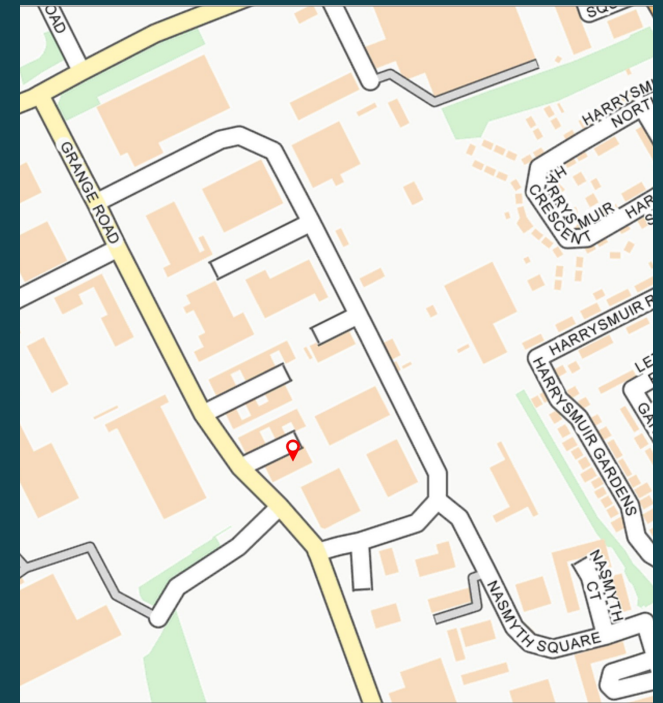
All prices quoted are exclusive of VAT which is chargeable on the rent at the prevailing rent.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole Letting agents: -

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.



## Make an enquiry

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**DM HALL**



Regulated by  
**RICS**