

DM HALL

For Sale

Detached office with
parking

7 Houstoun
Interchange
Business Park,
Livingston, EH54
5DW



3,572 sq ft
(331.85 sq m)

- Detached office benefitting from excellent parking provision of 13 Spaces
- Arranged over ground and first floors
- Highly visible location
- Perfect property for an owner occupier or as an investment
- Subjects extend to approximately 331.85 sq m (3,572 sq ft) NIA
- Offers over £270,000 (Exclusive of VAT)

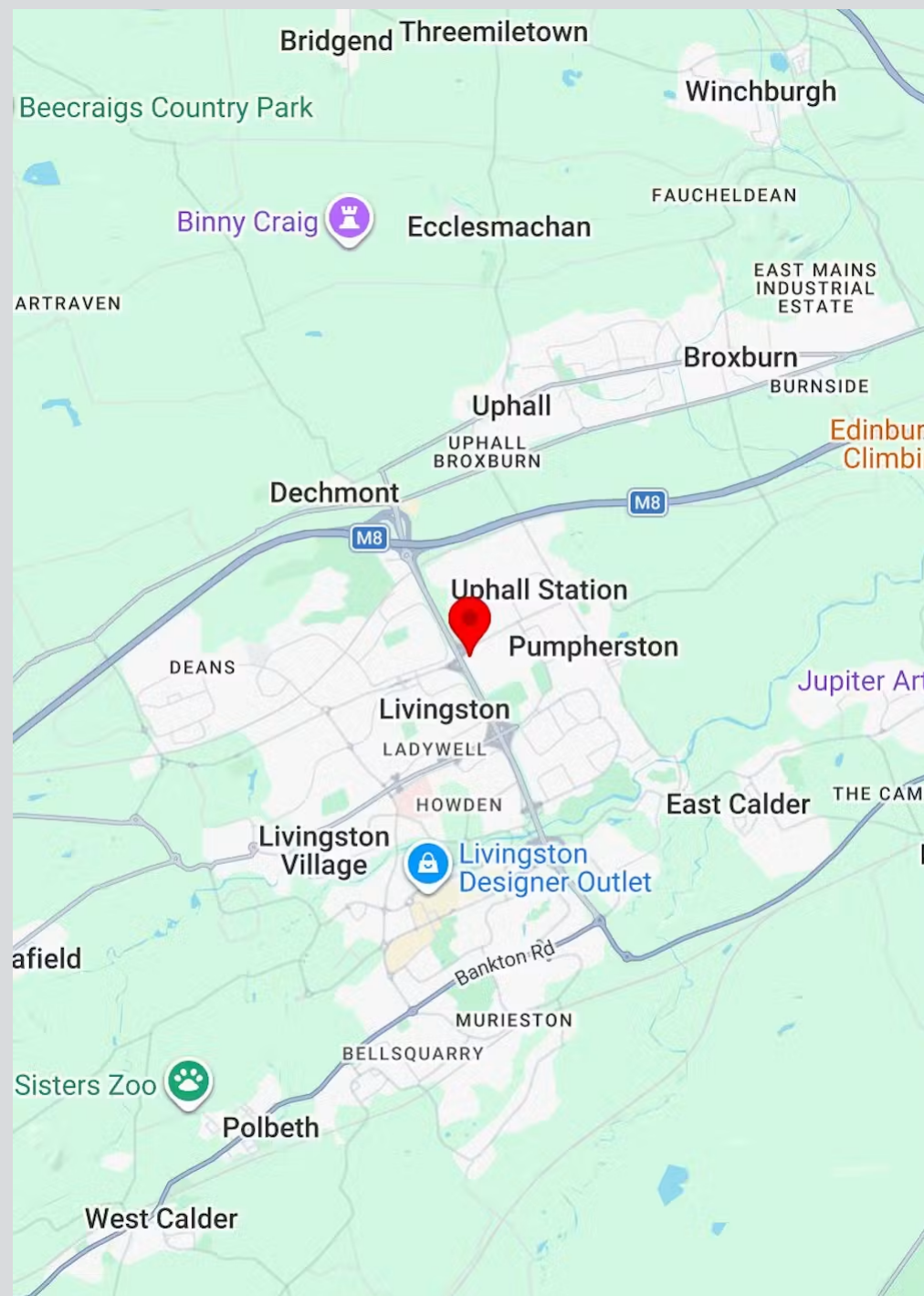
DESCRIPTION

The subjects comprise a modern detached two-storey office building what appears to be cavity brick/block infill walls beneath a pitched metal-clad roof.

Internally, the accommodation is arranged over ground and first floors to provide a welcoming reception area, a combination of open-plan and cellular office accommodation, a kitchenette/staff room, storage facilities, and male, female and accessible WC facilities.

The internal specification includes predominantly plasterboard partition walls with painted finishes, suspended grid ceilings incorporating modern LED lighting panels, and a layout which can readily be adapted to suit a range of occupational requirements.

Overall, the property is presented to a good standard throughout and offers flexible, high-quality office accommodation suitable for a wide variety of occupiers.



LOCATION

The subjects form part of Houstoun Interchange Business Park, a modern office development comprising nine office pavilions situated on the edge of Houstoun Industrial Estate, one of Livingston's established business locations.

Livingston is the principal administrative, commercial and retail centre for West Lothian, with a population of approximately 56,000 and a substantial catchment serving the wider region. The town occupies a strategic location approximately 20 miles west of Edinburgh and 25 miles east of Glasgow, benefiting from excellent connectivity via the M8 motorway and regular rail services from both Livingston North and Livingston South stations.

The business park is well positioned to take advantage of the extensive amenities available within Livingston, including retail, leisure and food and beverage offerings at The Centre and Livingston Designer Outlet.

Surrounding occupiers comprise a strong mix of local and national businesses, including Connect Appointments, GMB Portfolio Services Ltd, Cloud Pharmacy, BrightBridge and AKC Independent Financial Advisors, reinforcing the area's reputation as an established and popular business destination.

TERMS

Upon application

ESTATE CHARGE

The subjects have an estate charge of £839.00 +VAT quarterly



PRICE

Our Client is seeking offers over £270,000 (Excl of VAT) for the outright purchase of their heritable interest. (Scottish Equivalent of Freehold)

EPC

C (32)

VAT

VAT is applicable on the sale price at the prevailing rate.

NON-DOMESTIC RATES

Rates Payable: Reference to the Assessor's website has shown that the subjects are entered in the current Valuation Roll at a Rateable Value of £29,600 for the building, and the 13 car parking spaces are entered at a Rateable Value of £1,300.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

Harry Pattullo

07341 485343

harry.pattullo@dmhall.co.uk

Justin Akugbo

07880 151366

justin.akugbo@dmhall.co.uk

DM Hall

17 Corstorphine Road
Edinburgh, EH12 6DD
0131 624 6130

DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

PROPERTY REF: ESA3947

DATE OF PUBLICATION: JULY 2026