

DM HALL

To Let / For Sale

Detached Office with
Parking

21 Shairps
Business Park,
Houstoun Road,
Livingston, EH54
5FD



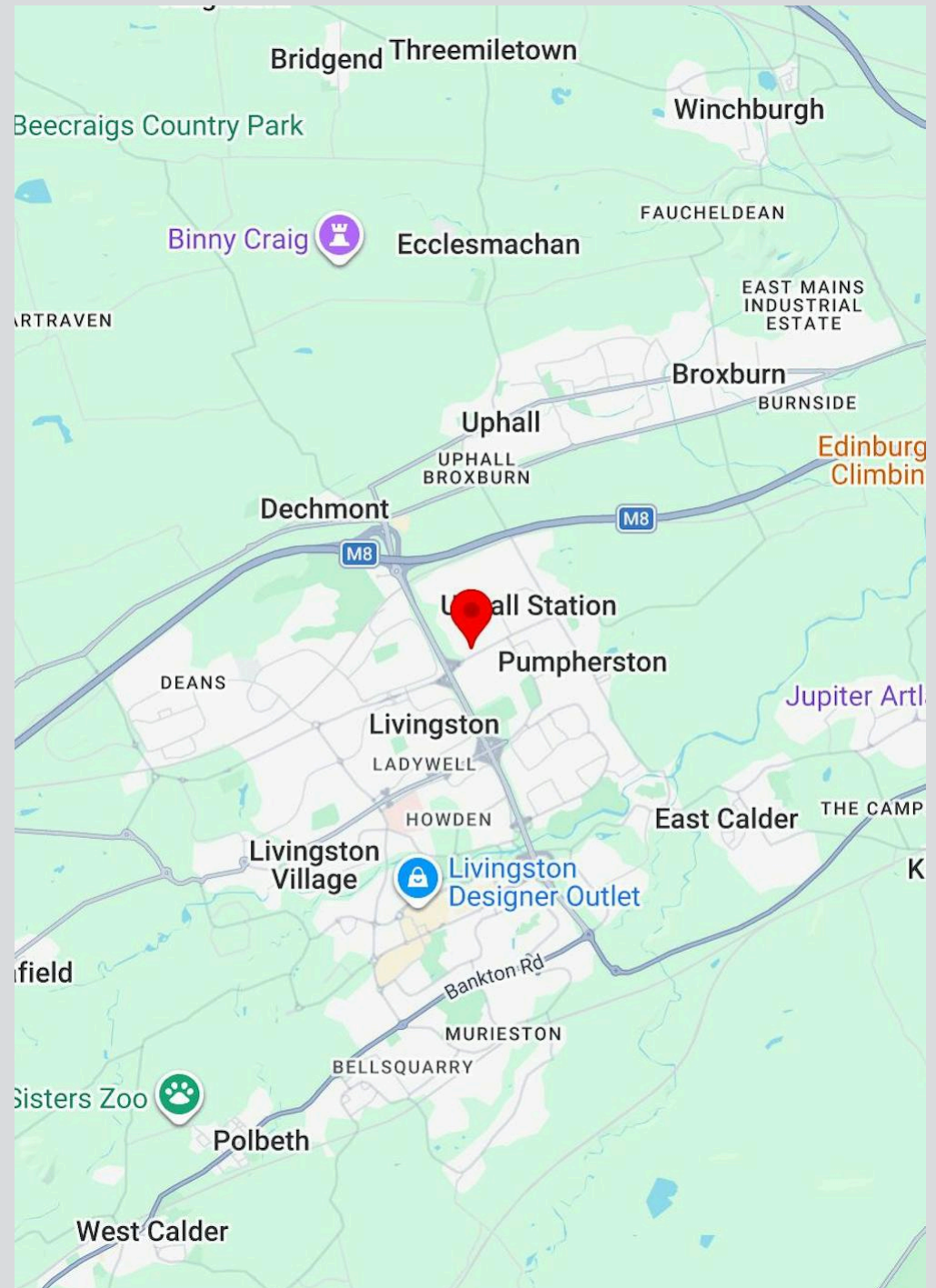
- Detached office benefitting from excellent parking provision of 15 Spaces
- Open plan office accommodation that would easily subdivide between floors
- Arranged over ground and first floors with lift accessibility
- Subjects extend to 379.51 sq m (4,085 sq ft)
- Our client will only consider lease offers for the whole of the subjects
- Offers over £290,000 (Exclusive of VAT)

LOCATION

The subjects are located within Shairps Business Park, an established commercial development positioned within the wider Houstoun Industrial Estate, one of Livingston's principal employment and business locations. The park provides a modern working environment comprising a mix of office and business space occupied by a diverse range of local, regional and national businesses.

The development occupies a highly accessible location on Houstoun Road, immediately adjacent to Junction 3 of the M8 motorway. This strategic position provides efficient connectivity throughout Scotland's Central Belt, with Edinburgh lying approximately 15 miles to the east and Glasgow approximately 30 miles to the west. In addition, Livingston North railway station is located nearby, providing regular services to both Edinburgh and Glasgow, while Edinburgh Airport can be reached within approximately 20 minutes by car.

The surrounding area is characterised by a broad range of commercial occupiers including office, industrial, trade counter, logistics and service-based businesses, reflecting the area's importance as a key employment destination within West Lothian. Livingston town centre is located a short distance to the south and provides an extensive range of retail, leisure and amenity facilities, including those within The Centre and Livingston Designer Outlet.



DESCRIPTION

The subjects comprise a detached modern office building arranged over ground and first floors, benefiting from 15 allocated car parking spaces, including one accessible space.

Internally, the ground floor is predominantly open plan in nature and includes a private glass partitioned meeting room, tea preparation area, and male, female and accessible WC facilities. The first floor is also predominantly open plan and incorporates three private offices together with additional tea preparation facilities, allowing the building to be readily subdivided to form two separate units if required.

The subjects benefit from an integrated passenger lift providing access between floors, together with modern office specification throughout.

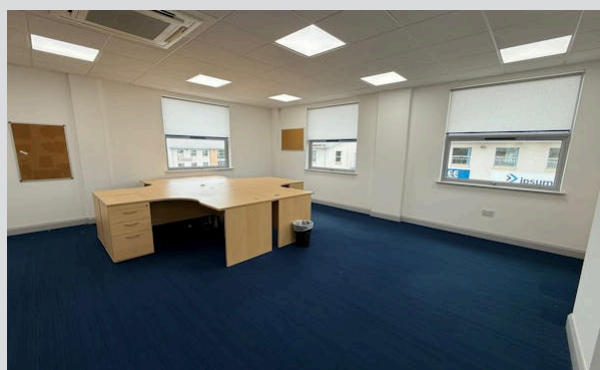
FLOOR AREA

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

Description	sq ft	sq m
Ground Floor	2,039	189.43
First floor	2,046	190.08
Total	4,085	379.51

TERMS

Upon application



SERVICE CHARGE

The property is subject to a indicative global service charge of approximately £0.54 per sq ft.

EPC

C (31)

LEGAL COSTS

Each party to bear their own costs

VAT

Applicable. All prices quoted are exclusive of VAT which we have been informed is chargeable.

PRICE

Our client is seeking offers in excess of £290,000 (Excl VAT) for the outright purchase of their heritable interest. (Scottish equivalent of Freehold)

NON-DOMESTIC RATES

Rates Payable: According to the Scottish Assessors Association Website, the subjects are noted to have a rateable value of £34,800.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

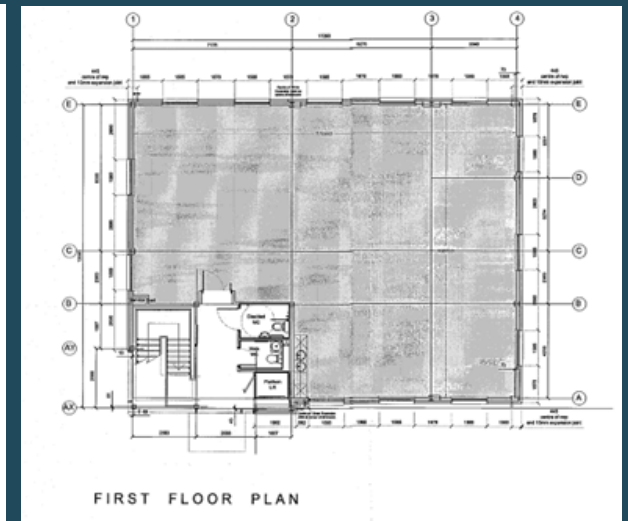
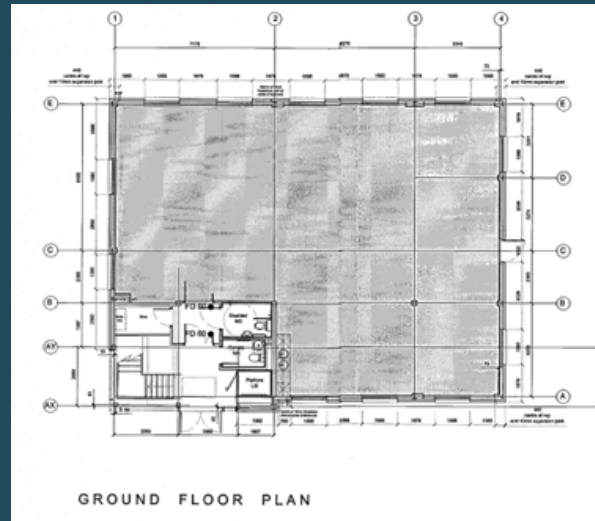
ANTI-MONEY LAUNDERING

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.

DM HALL



Regulated by
RICS



Make an enquiry

Harry Pattullo
07341 485343
harry.pattullo@dmhall.co.uk

Oliver Lawson
07384 818 676
oliver.lawson@dmhall.co.uk

DM Hall
17 Corstorphine Road
Edinburgh, EH12 6DD
0131 624 6130

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: ESA3926

DATE OF PUBLICATION: JUNE 2026