



TO LET/MAY SELL

OFFICE UNIT IN SEMI-RURAL ENVIRONMENT

Ashwood House, Starlaw Road, Livingston

Self contained office with parking

Close proximity to Junction 3A M8

Situated in extremely busy mixed use industrial

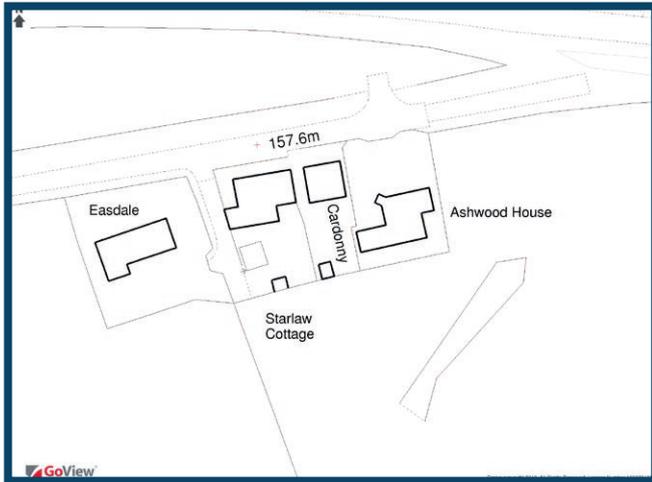
Net Internal Area of 1560 sq.ft/ 144 sq.m

Price: £200,000 exclusive

Rent: Offers over £18,000 per annum

LOCATION

Livingston is located approximately 17 miles west of Edinburgh City Centre and 32 miles east of Glasgow. Edinburgh Airport can be reached within 15 minutes drive. Accessed via a private road from the Starlaw Road, the property overlooks a Tailend Moss Nature Reserve, although it is no more than a few hundred yards from Junction 3A of the M8 motorway (westbound).



DESCRIPTION

This brick built single storey office development extends to 1560 sq.ft (144 sq.m) net internal area, and consists of

- Tea prep facility
- Hot water central heating system
- Loft access for storage
- Intruder alarm
- Glazed entrance and reception
- 8 Car Parking Spaces
- Male/ Female Toilets
- Disabled Toilet

ACCOMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice, and it's definition of Net Internal Area.

NIA - 144 sq.m/ 1560 sq.ft

RATES

According to the Valuation Roll, the property has a rateable value of £12,300 which is based on the current poundage of 48p in the £ the cost attached to non-domestic rates would be £5,904, though some tenants may be eligible for small business rates relief, reducing this figure to £nil. (2018/19).

PRICE

Offers of £200,000 exclusive of VAT are invited for the purchase of our clients outright ownership interest with the benefit of vacant possession.

LEASE TERMS

The property is available at a rental of £18,000 per annum, on full repairing and insuring lease terms.

The landlords may consider the sale of the property.

ENTRY

By arrangement

VAT

Vat is charged on all payments to the landlord.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION:

Strictly by contacting the sole letting agents:-

DM Hall LLP
17 Corstorphine Road
Edinburgh
EH12 6DD

Tel: 0131 624 6130 (Agency Department)
Fax: 0131 477 6016

EMAIL: graeme.pollock@dmhall.co.uk
ben.mitchell@dmhall.co.uk

VIEWING:

Strictly by appointment with the agents as above.

Ref: ESA1731

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IMPORTANT NOTE

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