

## INDUSTRIAL UNIT

- > LOCATED IN LIVINGSTON, WEST LOTHIAN
- > OFFERS OVER £4,000 PER ANNUM
- > PREMISES EXTENDS TO 33.51 SQM (361 SQFT)
- > BENEFITS FROM SMALL BUSINESS RATES RELIEF
- > SOUGHT-AFTER INDUSTRIAL ESTATE
- > EXTREMELY ACCESSIBLE VIA THE M8 MOTORWAY
- > FREE CAR PARKING IMMEDIATELY OUTSIDE

THE Photography

TO LET

### UNIT 8 CARMONDEAN BUSINESS UNITS, LIVINGSTON, EH54 8PT

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**LOCATION**

The subject is located within Livingston, West Lothian, home to over 56,000 people and 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 an industrial unit of brick construction with a profile metal sheet pitched roof. Internally the subjects comprise an open plan space with W.C. facilities to the rear. Externally, the unit benefits from a roller shutter door & fire exit to the rear. There are car parking spaces directly in front of the building.

**RATEABLE VALUE**

The subjects are entered in the current Valuation Roll at a rateable value of £2,450 per annum which will allow for 100% rates relief subject to the tenant’s other commercial properties, if any.

**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 £4,000 per annum.

**EPC**

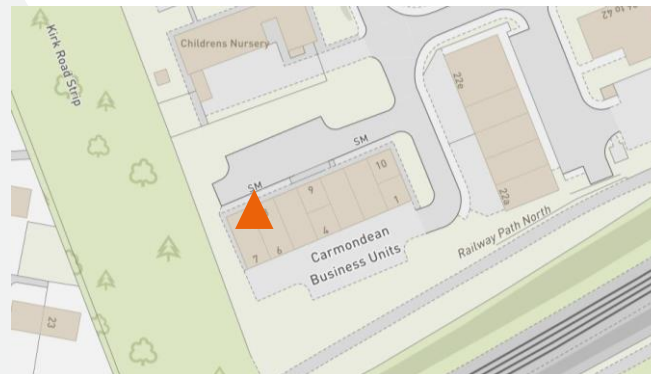
Released on application.

**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	33.51	361
<b>TOTAL</b>	<b>33.51</b>	<b>361</b>

*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

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