



# STARLAW BUSINESS PARK

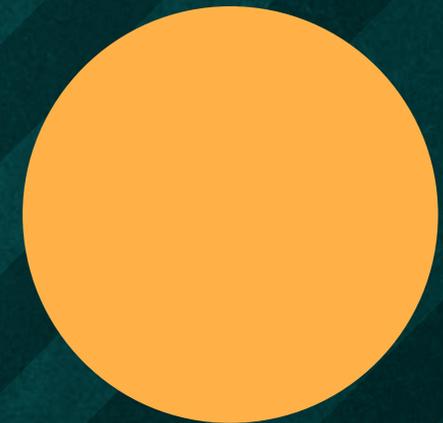
LIVINGSTON · WEST LOTHIAN EH54 8SF



**64,643 sq ft / 6,005.46 sq m  
on 4.48 acres (1.81 ha)**

# TO LET

**Standalone unit  
with dedicated yard  
& expansion land**



# Location

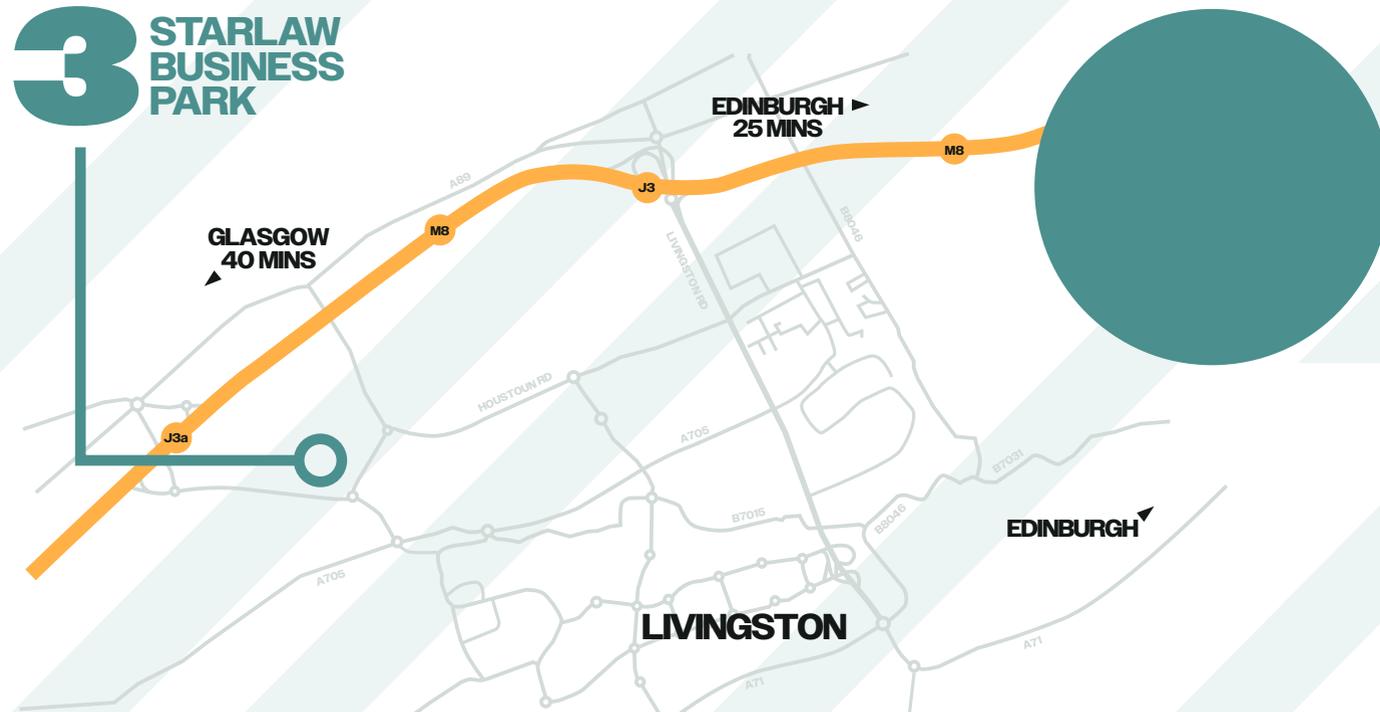
**Livingston is the largest town in the West Lothian area, with a population of approximately 185,600 people (2021 Nomis).**

Livingston is popular among commuters and commercial organisations owing to its central position between Edinburgh and Glasgow. Regular bus services are provided from the town to surrounding settlements whilst three railway stations (Livingston North, Livingston South and Uphall) provide rail communications to Edinburgh and Glasgow.

Livingston is strategically located approximately 17 miles west of Edinburgh and 35 miles east of

Glasgow. Lying immediately adjacent to Junction 3 of the M8 Motorway, Livingston has excellent access to the Scottish motorway network. The M8 provides direct links to the M9 (Stirling), M90/A90 (Dundee, Aberdeen) and M73/M74 interchange, allowing all parts of Scotland and northern England to be easily serviced from this central location. Edinburgh International Airport is approximately 15 minutes drive from Livingston.

The property is situated on the north side of the A779 close to the Tailend Roundabout. The property is accessed from Starlaw Business Park which links with Tailend Roundabout.



# Description

-  Steel portal frame construction with profile metal insulated cladding & a pitched roof incorporating translucent panels
-  Approx. 81 car parking spaces onsite, with around half to the south elevation and half to the east elevation
-  Constructed in 2001 with warehouse extended in 2014
-  Office space over two floors - various open plan and cellular offices, meeting rooms and staff facilities
-  1st floor production space
-  Office space over two floors - various open plan and cellular offices, meeting rooms and staff facilities
-  Gas fired warm air blowers in the warehouse and wet radiators in the office space
-  Expansion land to the west of the property
-  Dedicated yard space to the eastern side of the property with vehicular access via two roller doors
-  Minimum eaves height of 7m
-  PV panels on roof

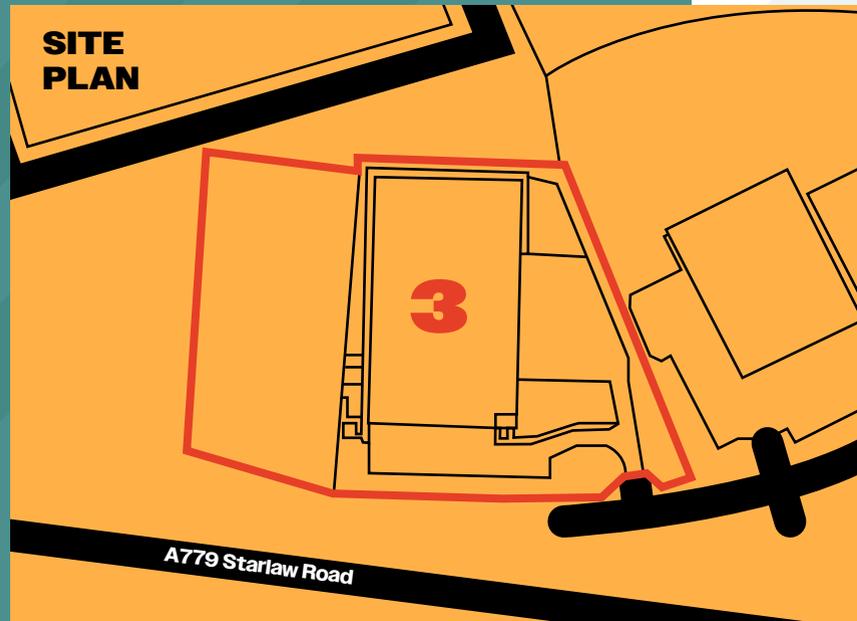
# 3 STARLAW BUSINESS PARK

## Areas

The property been measured in accordance with the RICS Code of Measuring Practice (6th Edition), with the Gross Internal Area (GIA) calculated as follows:

Area	Use	sq m	sq ft
Ground	Office/Warehouse	4,730.69	50,921
First	Office/Production	1,274.77	13,722
<b>Total</b>		<b>6,005.46</b>	<b>64,643</b>

Total site area is 4.48 acres (1.81 ha.), of which 1.56 acres (0.63 hectares) is expansion land.



### LEASE TERMS

The property is available on a Full Repairing & Insuring lease for a term to be agreed. For further information, please contact the joint letting agents.

### RATEABLE VALUE

According to the Scottish Assessors website, the property has a current Rateable Value of £330,000.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon. All prices quoted are exclusive of VAT.

### EPC

Rating 'C'. A copy of the EPC certificate can be provided upon request.



# Viewing & Further Information

For more information or to arrange a viewing, please contact:



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