



POTENTIAL TO EXPAND
TO OVER 50,000 SQ FT

POTENTIAL YARD /
EXPANSION AREA

UNIT 1

OAKBANK PARK ROAD

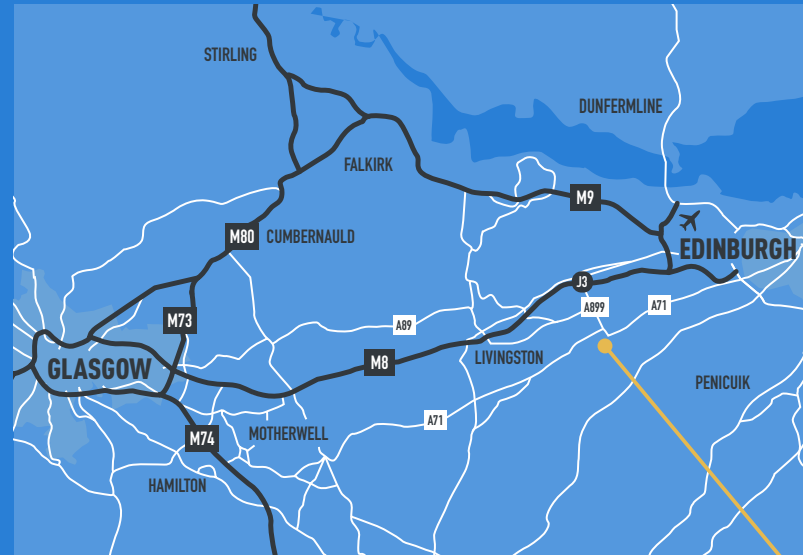
OAKBANK PARK • LIVINGSTON • EH53 0TG

TO LET STAND-ALONE
UNIT WITH
DEDICATED YARD
AND PARKING

**32,222 SQ FT
/ 2,993 SQ M**

LOCATION

Livingston is strategically located adjacent to the M8 motorway in the heart of Scotland's central belt, 15 miles west of Edinburgh and 32 miles east of Glasgow. The town has a total population in the order of 62,000 and a wider catchment of 1.9 million people within a 45 minute drive time. It is the administrative centre for West Lothian and home to the Council Headquarters, High Court, Police Headquarters and West Lothian College campus.



DRIVE TIMES

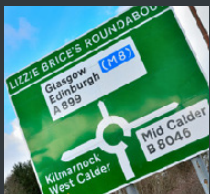
EDINBURGH	15 MINS
GLASGOW	30 MINS
STIRLING	30 MINS
CARLISLE	90 MINS
NEWCASTLE	50 MINS

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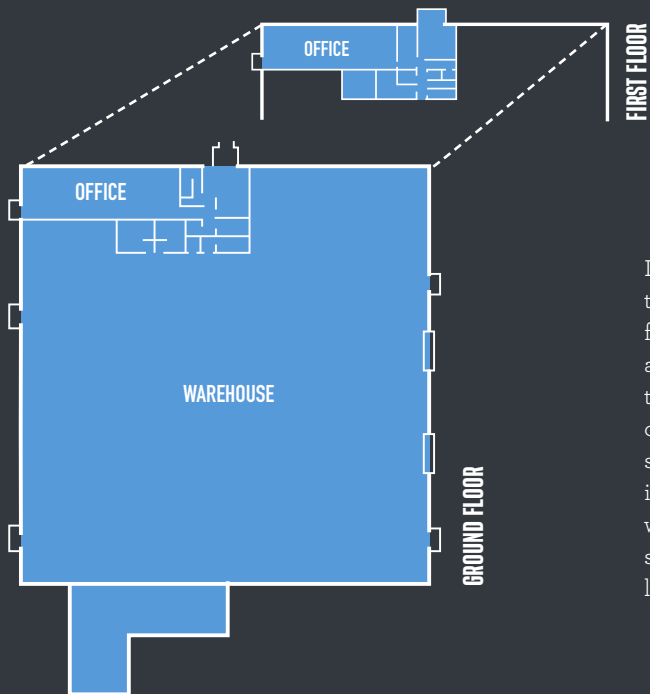
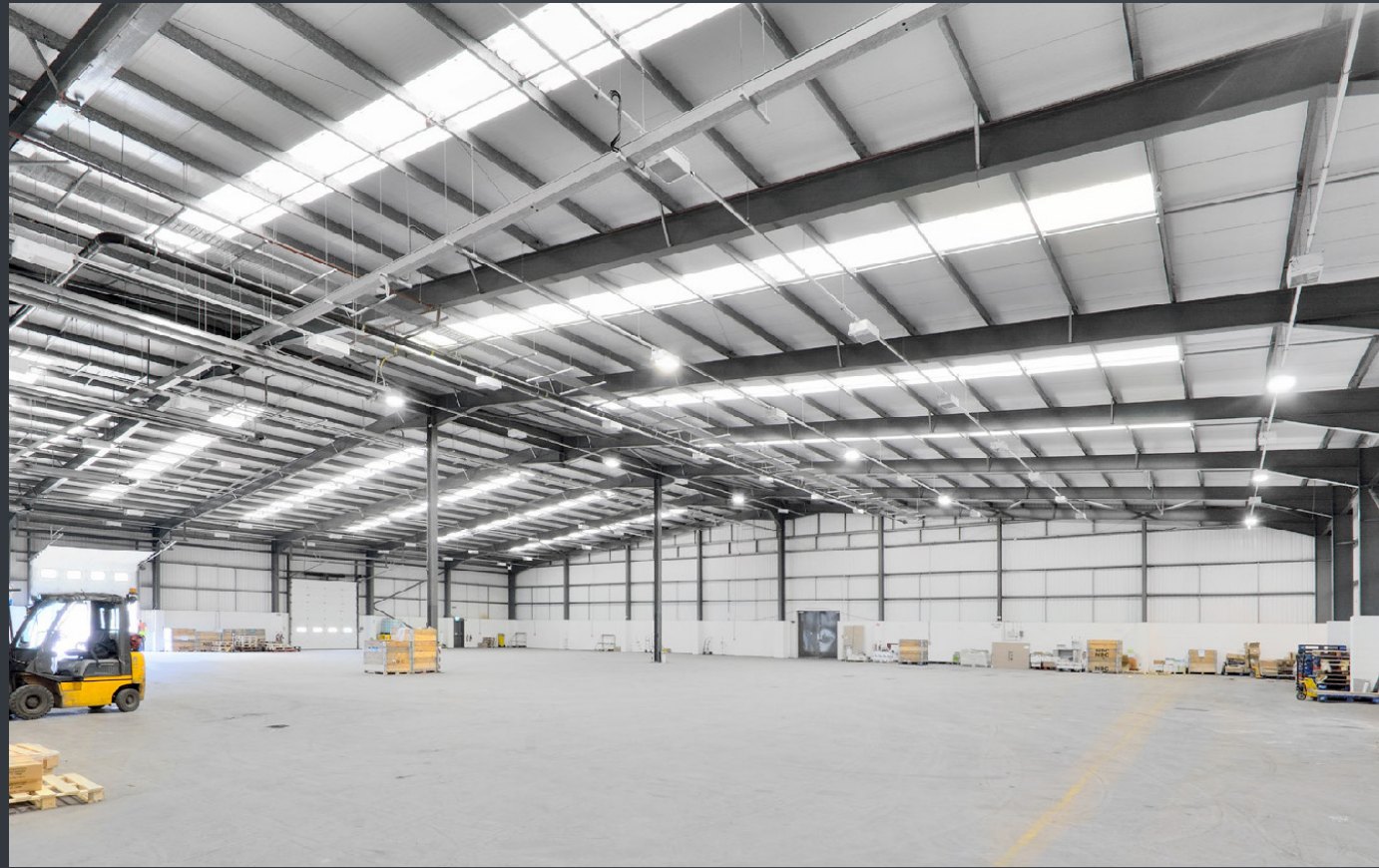
The subject property is located to the south west of Oakbank Park Road, within the Oakbank industrial / business park which lies approximately 2 miles south of Junction 3 of the M8. The nearest main road is the A71 trunk road, which provides access to Livingston road network and connects with Edinburgh.

Oakbank is Livingston's most recent and modern industrial location, the development of which commenced in 1996 and is situated on the south east side of the town centre. The surrounding area provides a range of modern office, light industrial and manufacturing accommodation.



DESCRIPTION

Built in 2000, the subject property comprises a modern, high specification, detached industrial unit with an extensive adjoining fenced and gated yard, car parking and HGV / loading facilities. It is of steel portal frame construction with concrete block dado walls. Externally the walls and roof are covered with insulated cladding, with the roof incorporating inset translucent panels providing a good level of natural daylight, with a minimum eaves height of 6 metres rising to 8 metres. The floor is of reinforced concrete construction.



Internally, the accommodation includes two storey office accommodation to the front of the building with a reception area and separate male and female WC's. To the back of the unit is a rear extension constructed in two interconnecting sections. Externally, to the front elevation is a dedicated car park and landscaping, whilst the loading bay / yard area is situated to the side and benefits from two large electric shutter doors.

ACCOMMODATION

We have measured the GIA of the unit in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

AREA	SQ FT	SQ M
Warehouse	27,118	2,519
2-storey office / WC's	5,094	473
Total	32,222	2,993

UNIT 1

OAKBANK PARK ROAD

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RATEABLE VALUE

According to Scottish Assessors, the Rateable Value of the unit is £136,000.

VIEWING & FURTHER INFORMATION

To arrange a viewing, or to request further information, please contact:

Lewis Pentland
0131 240 7523
lewis.pentland@colliers.com

VAT

VAT will be applicable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction and in the normal manner, the tenant will be liable for any LBTT, registration dues and VAT thereon.

EPC

The property has an EPC rating of E. A copy is available to interested parties.

LEASE TERMS

The premises are available on a Full Repairing and Insuring basis for a term to be agreed.



0131 240 7500