

Ryden

TO LET / FOR SALE

2 STOREY OFFICE PAVILION
785.79 SQ M (8,458 SQ FT)



**WESTERWOOD
HOUSE**

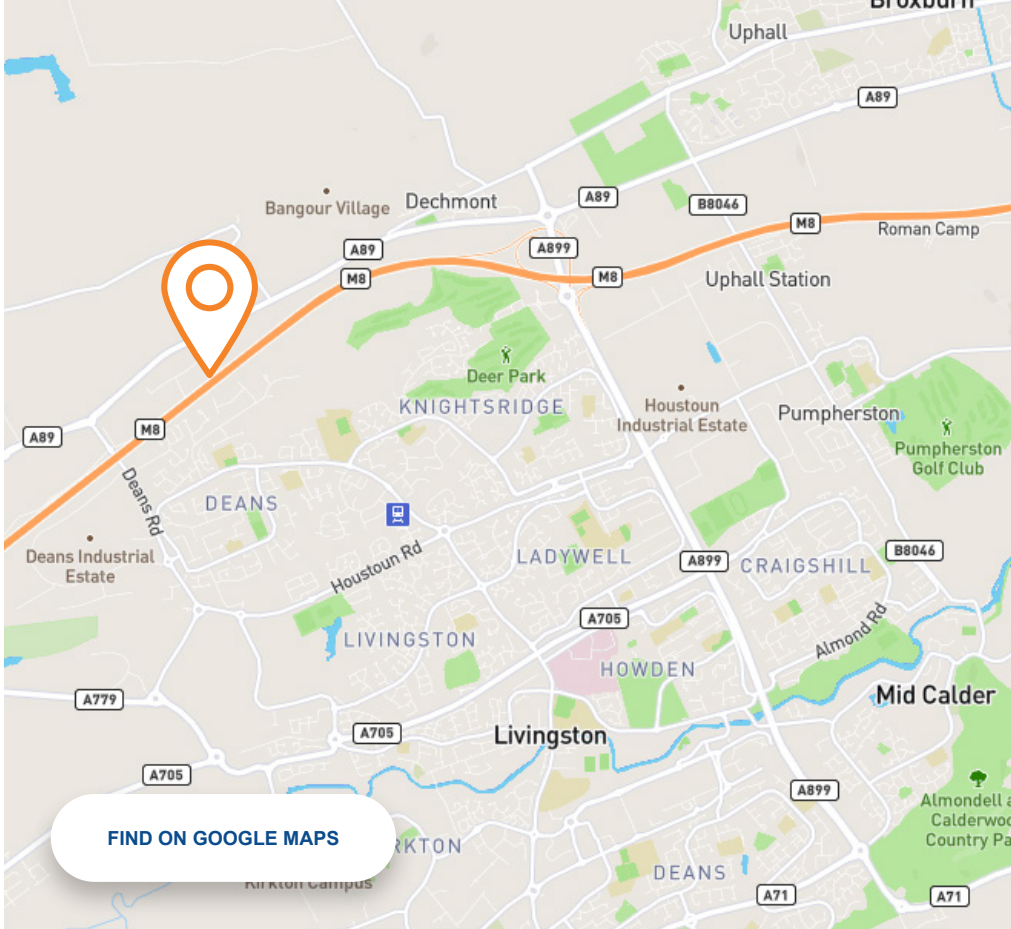
**4A ROYSTON ROAD
DEANS INDUSTRIAL
ESTATE
LIVINGSTON**

DEDICATED CAR PARKING

**2.5 MILES FROM LIVINGSTON
TOWN CENTRE**

**FANTASTIC FRONTAGE
ONTO THE M8**

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

The property is located on Royston Road which is part of Deans Industrial Estate in Livingston.

The estate is situated approximately 2.5 miles from the town centre and Royston Road benefits from an extremely prominent position as it runs parallel to the M8 motorway, which can be accessed from the A89 and Carnegie Road respectively.

Deans Industrial Estate is accessed off Junction 3A of the M8 motorway which connects Edinburgh and Glasgow. Glasgow is a 35 minute drive while Edinburgh is only 15 minutes' drive away.

Existing occupiers within Deans Industrial Estate include Schuh, Tesco, Antalis, Schlumberger and First Edinburgh.

DESCRIPTION

The subjects comprise a 2 storey stand along office pavilion providing fantastic frontage onto the M8 while benefitting from a landscaped area to the rear and side with dedicated parking to the front.

Internally the office has an existing fit out and benefits from the following specification:

- A raised access floor
- Suspended ceiling incorporating recessed lighting
- Gas fired central heating
- Cat 5E cabling
- Kitchen areas on ground and first floors
- Dedicated male, female and disabled WCs on ground and first floors
- Shower facility
- Landscaped surroundings
- Electric charging point
- 63 car spaces

ACCOMMODATION

The suite has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following net lettable area:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	398	4,283
FIRST FLOOR	388	4,175
TOTAL	786	8,458

LEASE TERMS

The accommodation is available either for sale or on the basis of a new full repairing and insuring lease.

Full details of the sale price and quoting rental are available from the joint letting agents.

EPC

EPC rating "D".

BUSINESS RATES

We have been advised by the local rating authority that the rateable value of the subjects with effect from 1 April 2023 is £51,700 which results in a full business rates liability (2024/25) of c. £28,642.

DATE OF ENTRY

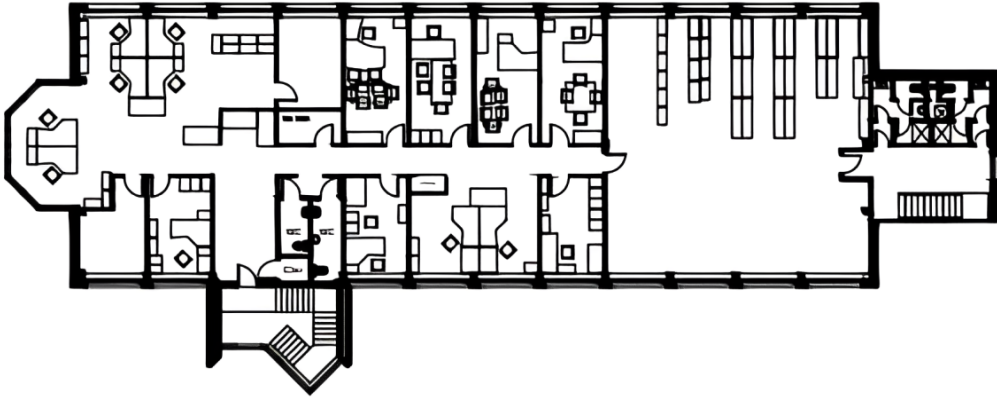
By arrangement.

LEGAL COSTS

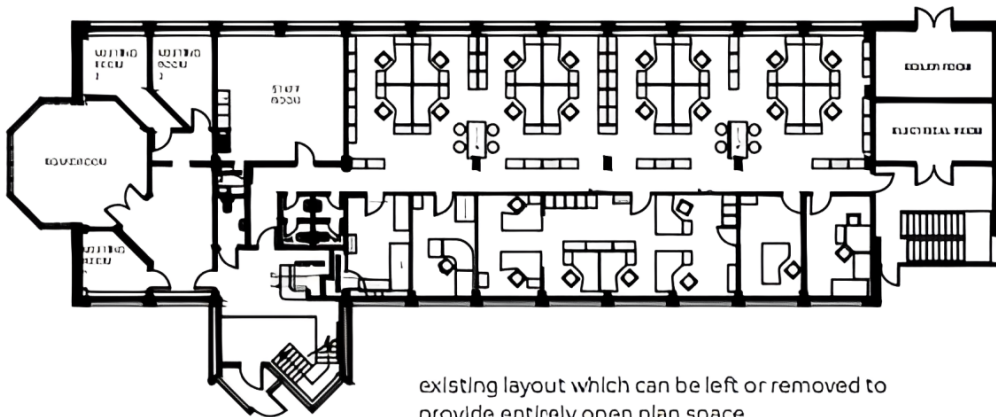
Each party to be responsible for their own legal costs incurred during this transaction. For the avoidance of doubt the ingoing tenant or purchaser will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



GROUND FLOOR



FIRST FLOOR



existing layout which can be left or removed to provide entirely open plan space





GET IN TOUCH

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Ryden

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