

Ryden

TO LET

**FIRST FLOOR OFFICE
ACCOMMODATION WITH PARKING
388 SQ M (4,175 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 the whole first floor of an 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
- Tea-prep area
- Dedicated male, female and disabled WCs
- Shower facility
- Landscaped surroundings
- 30 car spaces

ACCOMMODATION

The first floor accommodation extends to approximately 388 sq m (4,175 sq ft) on a net internal basis. 30 car parking spaces will be allocated.

LEASE TERMS

The accommodation is available by way of a new sublease for a term to be agreed, at a rent of £40,000 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC 'D' rating

BUSINESS RATES

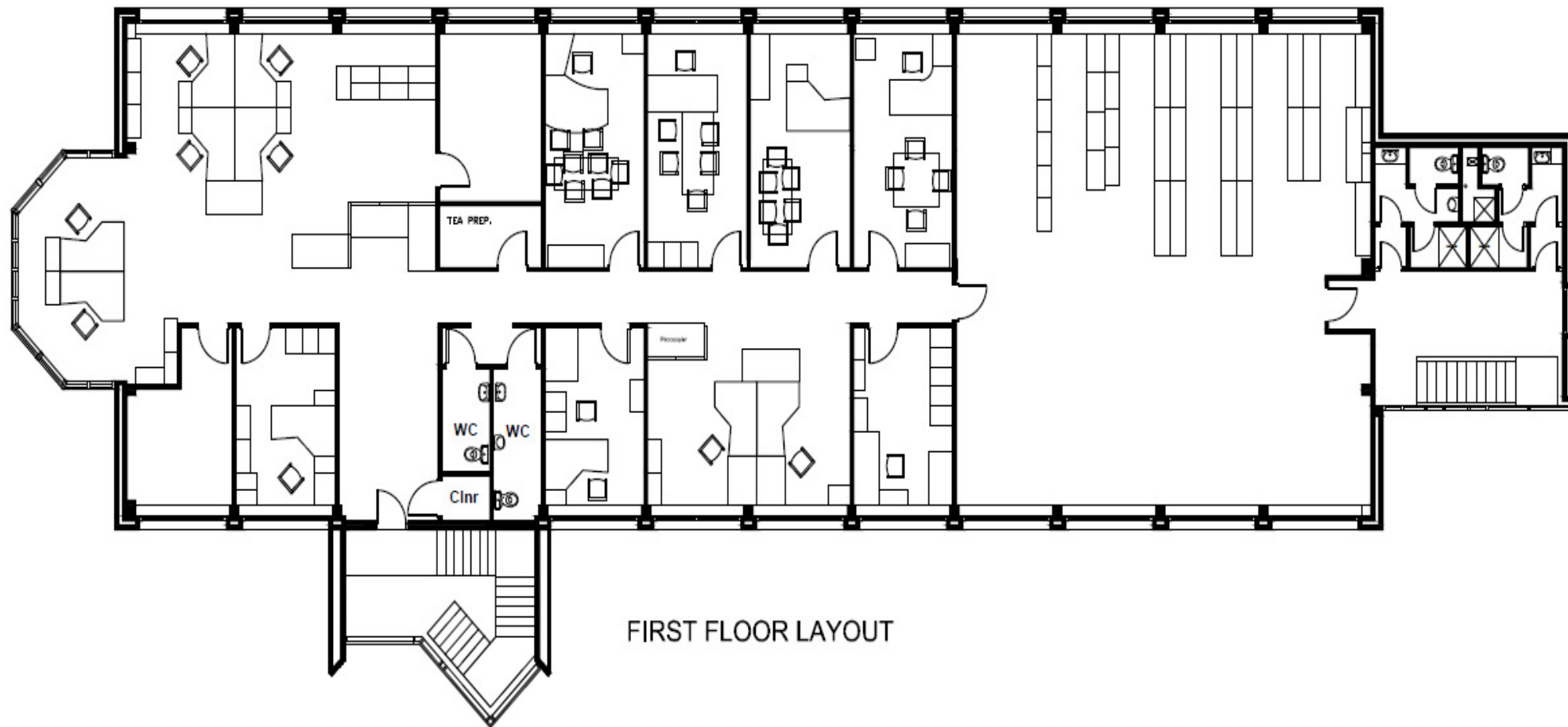
We have been advised by the local rating authority that the rateable value of the subjects with effect from 1 April 2026 is £31,720 which results in a full business rates liability (2026/27) of £15,257.32.

DATE OF ENTRY

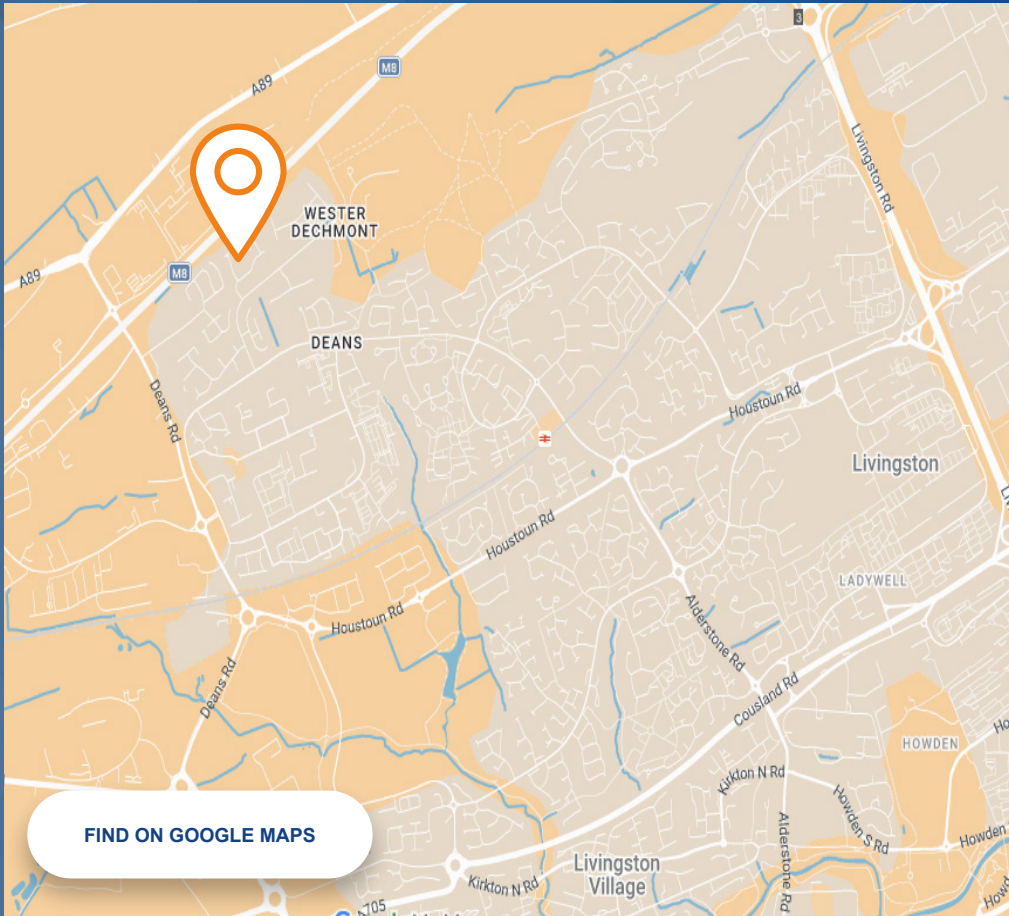
On conclusion of legal missives.

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.



FIRST FLOOR LAYOUT



GET IN TOUCH

Iain Taylor

T 07884 322 759

E iain.taylor@ryden.co.uk

Kyle Wright

T 07425 478 303

E kyle.wright@ryden.co.uk

Ryden

7 Exchange Crescent
Conference Square
Edinburgh
EH3 8AN

ryden.co.uk

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