

OFFICES

TO LET

DUNNET HOUSE
FIVE SISTERS BUSINESS PARK
WESTWOOD, WEST CALDER
EH55 8PN

- MODERN SINGLE STOREY
BUSINESS PAVILLION
- FLEXIBLE LEASE TERMS
- AREA- 180 SQ.M/ 1943 SQ.FT
- OFFERS OVER £14,000 PER
ANNUM EXCLUSIVE.

DM HALL
CHARTERED SURVEYORS



Commercial Department
12 Grampian Court, Livingston, EH54 6QF
01506 497010

LOCATION:

Situated in a rural setting, close to Livingston and West Calder, Westwood is accessed from the B7015. Approximately 5 miles east of Junction 4 on the M8 Motorway the property is well located to serve central Scotland being 25 miles east of Glasgow and 15 miles from the centre of Edinburgh. Edinburgh Airport is easily accessed (within a 20 minute drive).

This former shale oil complex is currently owned by JJ Land Purchase Ltd, and is located approximately 5 miles west of Livingston. Occupiers include Timber Frameworks Ltd, Enterprise Utilities Ltd, and Tradstocks Ltd. The complex comprises a mix of modern office accommodation, traditional brick built factory units and yard accommodation, which were previously part of the shale oil works.

The location of the subjects can be seen on the map below:

DESCRIPTION:

This single storey brick built office consists of a central core office area surrounded by a reception area an 6 office suites, all of which enjoy good natural lighting. Generally the space benefits from good power and telecom connections, carpeting, electric lighting, and a suspended ceiling with surface mounted electric lighting. There are male and female toilets and a fitted staff rest area. The property benefits from a large attached car park.

ACCOMMODATION:

The property has been measured in accordance with the RICS Code of Measuring Practice – 6th Edition on a Net internal area basis as is as follows:

180 SQ.M/ 1943 SQ.FT

RATING ASSESSMENT:

From reference to the Scottish Assessors Association website the subjects are noted to have rateable value of:

£9700

Therefore meaning that any prospective tenant could benefit from 100% rates relief in line with the small business bonus scheme.

LEASE TERMS:

Offers over £14,000 per annum are sought on a full repairing and insuring lease for a negotiable period.

DATE OF ENTRY

Upon completion of legal formalities.

ENERGY PERFORMANCE:

The Property has an EPC rating of D+.

A copy of the Energy Performance Certificate (EPC) for the subjects is available on request.

VIEWING:

Strictly by arrangement with the letting agents.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs in this transaction.

FURTHER INFORMATION:

Further information can be provided by the joint agents:

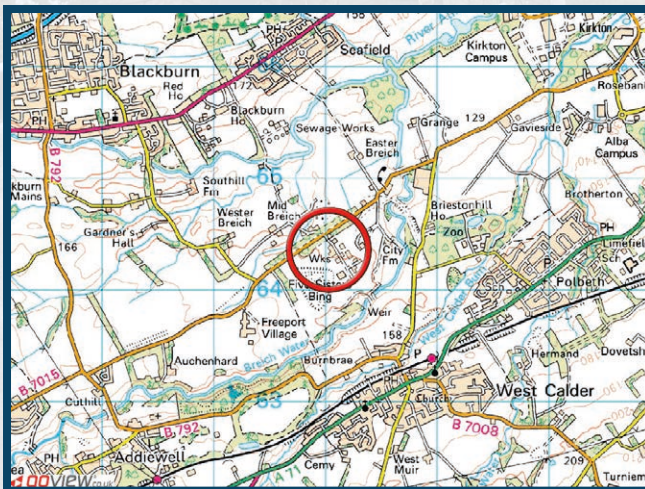
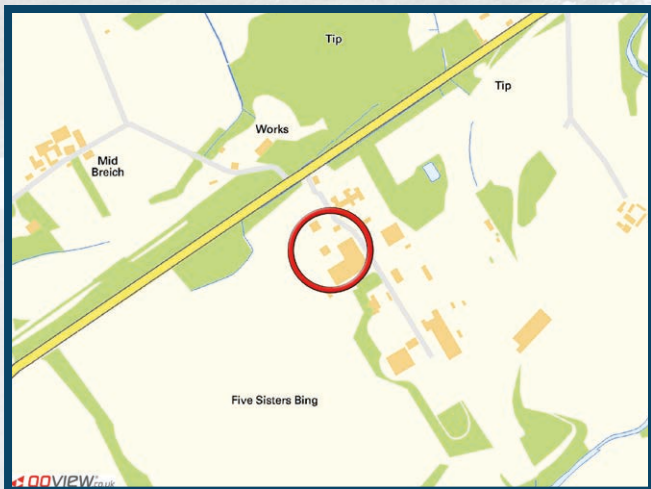
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You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

Ref: ESA#

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IMPORTANT NOTE

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