

TO LET

WORKSHOP/ INDUSTRIAL PREMISES

Located in Livingston, West
Lothian

Offers over £6,500 per annum

Desirable industrial location close
to the M8

Premises extend to 43.07 sqm
(464sqft)

Rarely available leasehold
opportunity in south after industrial
estate

Roller shutter for pedestrian
access



WHAT 3 WORDS



UNIT 7, DEANS INDUSTRIAL ESTATE, ST ANDREW'S WAY, LIVINGSTON,
EH54 8GZ

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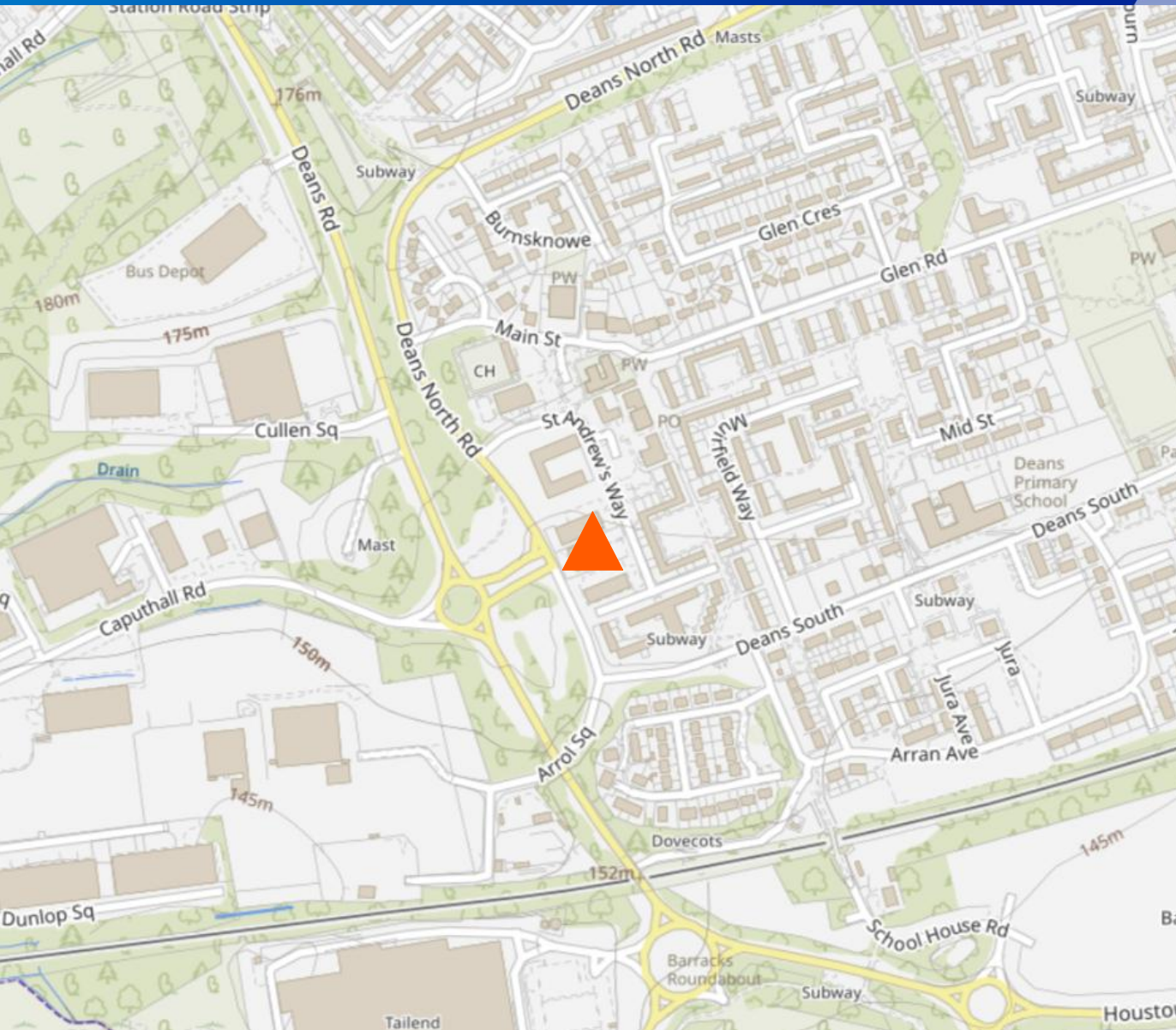




Location

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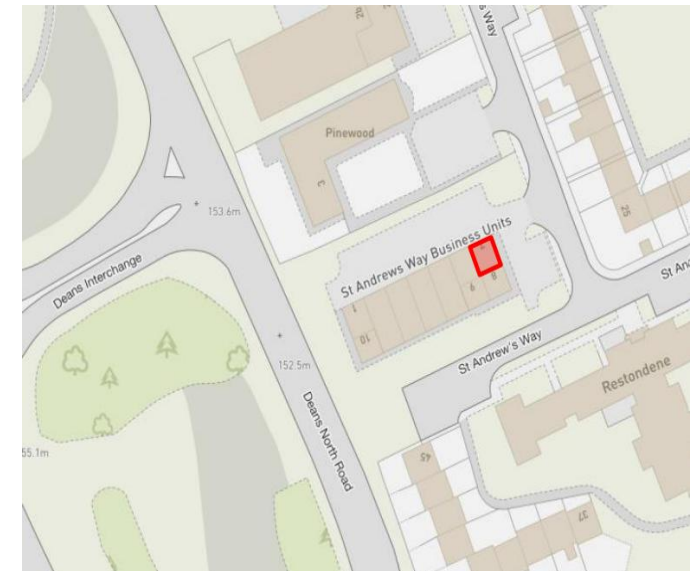
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Location

Deans Industrial Estate is a well-established industrial estate located on the west side of Livingston easily accessible via the M8 motorway.

The estate is located within Livingston, West Lothian, home to over 56,000 people. Livingston is the administrative hub of West Lothian which has one of the fastest growing and youngest populations in Scotland. The town centre comprises the largest indoor shopping location in Scotland with The Centre and Livingston Designer Outlet drawing shoppers from across the country. Livingston's exceptional connectivity by road and rail includes two train stations which between them provide up to 6 direct trains per hour to Edinburgh and Glasgow.



Industrial premises in
Livingston, West Lothian

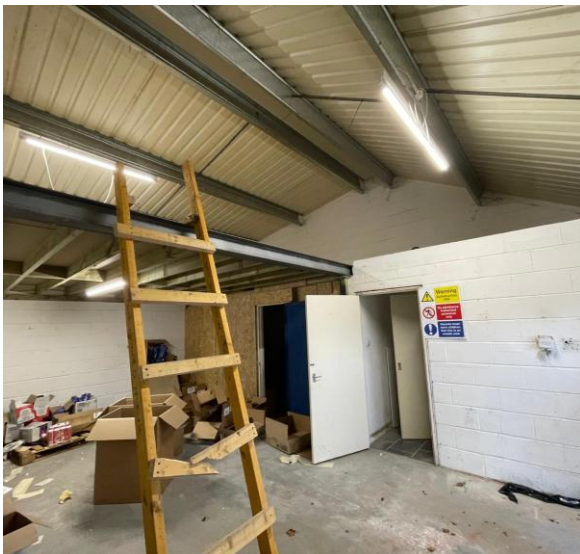


FIND ON GOOGLE MAPS



Description

UNIT 7, DEANS INDUSTRIAL ESTATE, LIVINGSTON,
EH54 8GZ



Description

The subject comprises an industrial premises of brick construction with a profile metal sheet pitched roof.

Internally, the subjects comprise an open plan space with a W.C. facility. Additionally, the mezzanine level is suitable for storage.

There are car parking spaces directly in front of the building.

Accommodation

Description	m ²	ft ²
Ground Floor	43.07	464
TOTAL	43.07	464

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £6,500 per annum.

Rateable Value

The subjects are interested in the current Valuation Roll at a Rateable Value of £3,200 which will allow for 100% rates relief subject to the owner/tenants' other commercial property interests, if any

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **January 2026**

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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