

TO LET  
INDUSTRIAL

 **GRAHAM  
SIBBALD**



**Unit 21, Muir Place,  
Livingston, EH54 5BF**

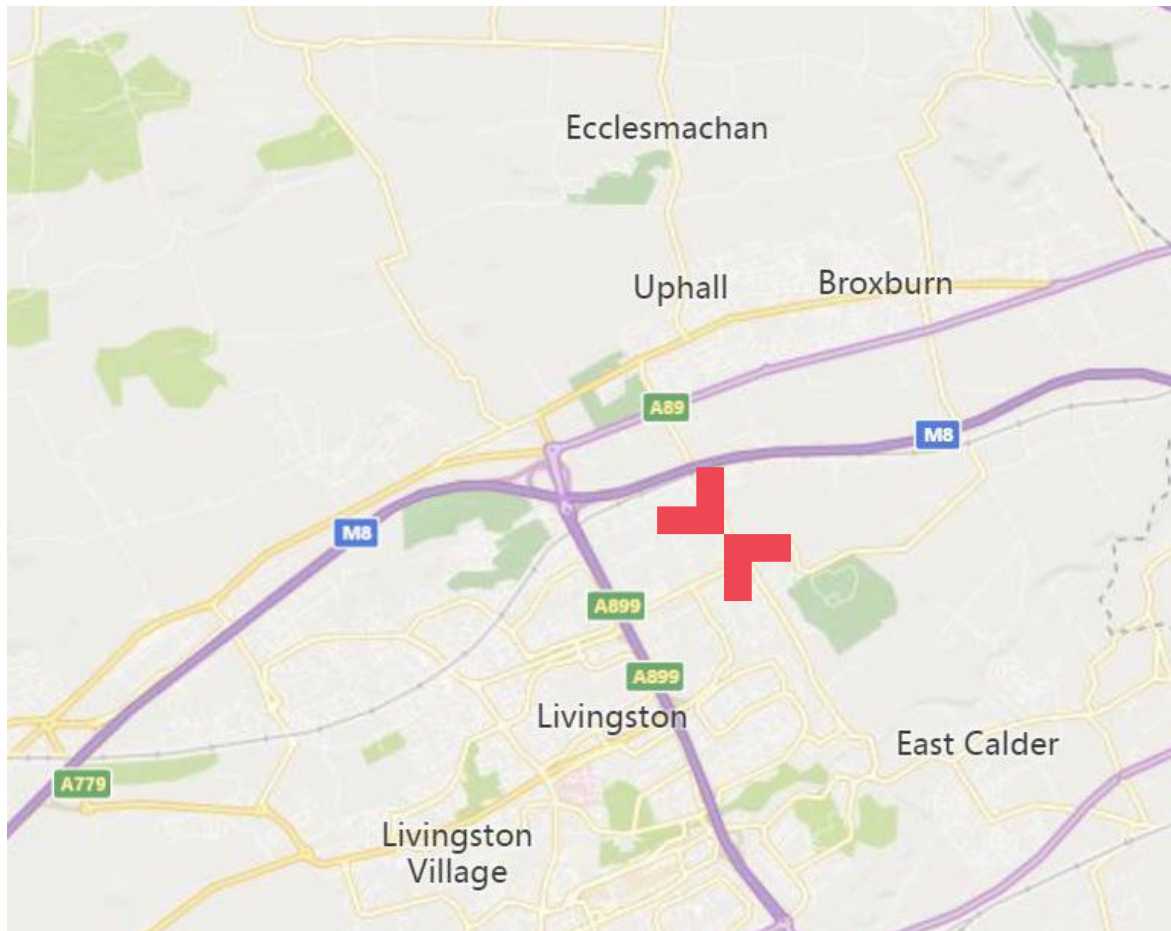
- Modern Industrial Unit Extending to 121 sqm (1,302 sq ft)
- Excellent Industrial Location Within the M8 Corridor
- Roller Shutter Access
- Offers over £13,000 per annum (exclusive of VAT)

## LOCATION

The subjects are located on Muir Place which lies approximately three kilometres north east of Livingston town centre. This established industrial location has excellent transport links and is within close proximity to Uphall Railway Station and the M8 Motorway.

## DESCRIPTION

The property comprises a building of steel portal frame construction arranged over a single floor offering open plan industrial accommodation with WC facilities.



## ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

Industrial: 121 sqm (1,302 sq ft)

## RENT

£13,000 per annum (exclusive of VAT)

## VAT

VAT will be payable on the rent, insurance and service charge.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings, Transactions Tax and registration dues incurred in this transaction.

## RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £8,400. The unified business rate is presently set at £0.49 excluding water and sewage, which are levied separately.

The property qualifies for 100% business rates relief under the Small Business Bonus Scheme.

## EPC

The Energy Performance Certificates (EPC) are available on request.



#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

To arrange a viewing please contact:



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#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: February 2026