

Ryden

**FOR SALE /
TO LET**

**COMMERCIAL PREMISES
467 SQ M (5,032 SQ FT)**



**STRUAN HOUSE
1 GARBETT ROAD
KIRKTON CAMPUS
LIVINGSTON
EH54 7DL**

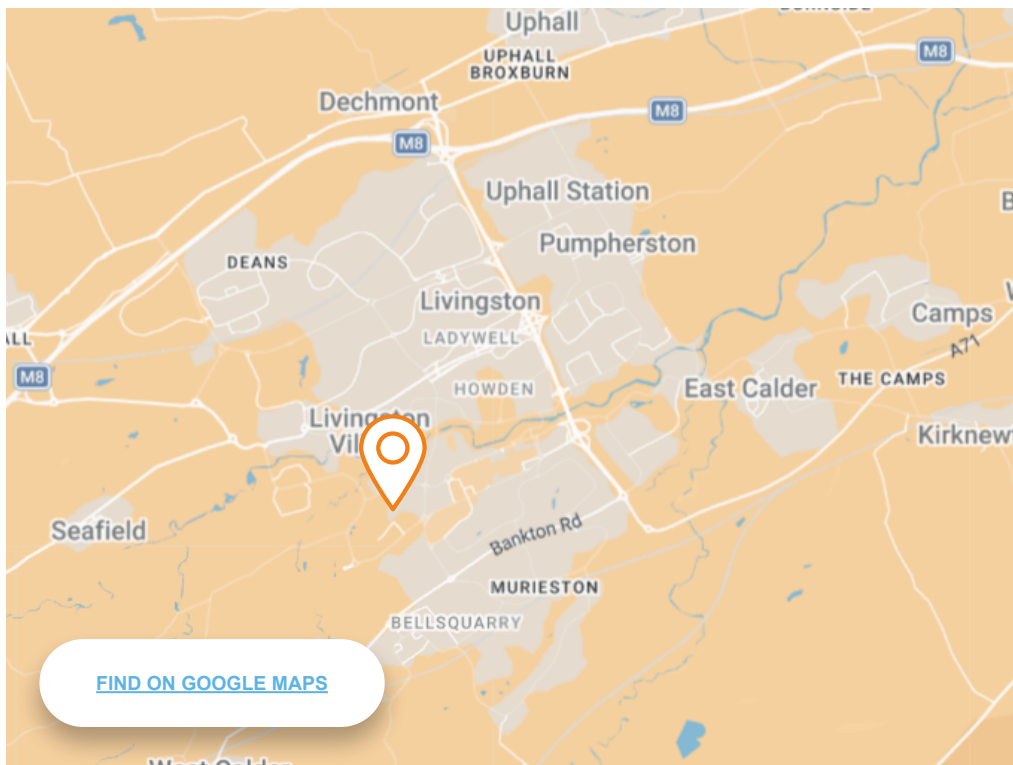


**OFFICE PLUS STORAGE/
WORKSHOP**

**NET INTERNAL AREA
467 SQ. M (5,032 SQ. FT)
ON 1.84 ACRE SITE.**

**18 DEDICATED
PARKING SPACES**

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



STRUAN HOUSE | 1 GARBETT ROAD | KIRKTON CAMPUS | LIVINGSTON | EH54 7DL

LOCATION

Struan House is situated on Garbett Road in the heart of Livingston, West Lothian. Positioned approximately 15 miles west of Edinburgh city centre and 30 miles east of Glasgow, the location offers outstanding connectivity across Scotland's Central Belt.

The property benefits from immediate access to the local transport network:

Road Links: Direct arterial connections to the M8 motorway via Junctions 3 and 3A, providing fast road access to Edinburgh, Glasgow, and the broader Scottish motorway network (M9/M90).

Public Transport: Located within close proximity to Livingston North and Livingston South railway stations, offering regular direct rail services to Edinburgh Waverley and Glasgow Central. Main bus routes run adjacent along Cousland Road and Ladywell West Road.

Amenities: Situated less than 2 miles from The Centre and Livingston Designer Outlet, two of Scotland's premier retail destinations, providing extensive dining, retail, and business support amenities for staff and visitors. St John's Hospital is also located nearby.

DESTINATION	DISTANCE	DRIVE TIME
LIVINGSTON NORTH RAIL STATION	1.2 MILES	2 MINUTES
M8 MOTORWAY (JUNCTION 3)	2.5 MILES	6 MINUTES
EDINBURGH AIRPORT	11 MILES	15 MINUTES
EDINBURGH CITY CENTRE	16 MILES	35 MINUTES
GLASGOW CITY CENTRE	32 MILES	45 MINUTES

EPC

The property has an EPC "D" rating.

DESCRIPTION

The property comprises a single storey detached building which is internally arranged as a mix of office and storage / workshop accommodation. The building features an impressive central glazed atrium and would be suitable for alternative uses (subject to planning).

TERMS

The property is available To Let on a flexible lease for a term to be agreed at an initial rent of £50,000 per annum. The property is also available For Sale and offers over £500,000 are invited for the heritable interest.

ENTRY

The property is available immediately upon completion of legal formalities.

BUSINESS RATES

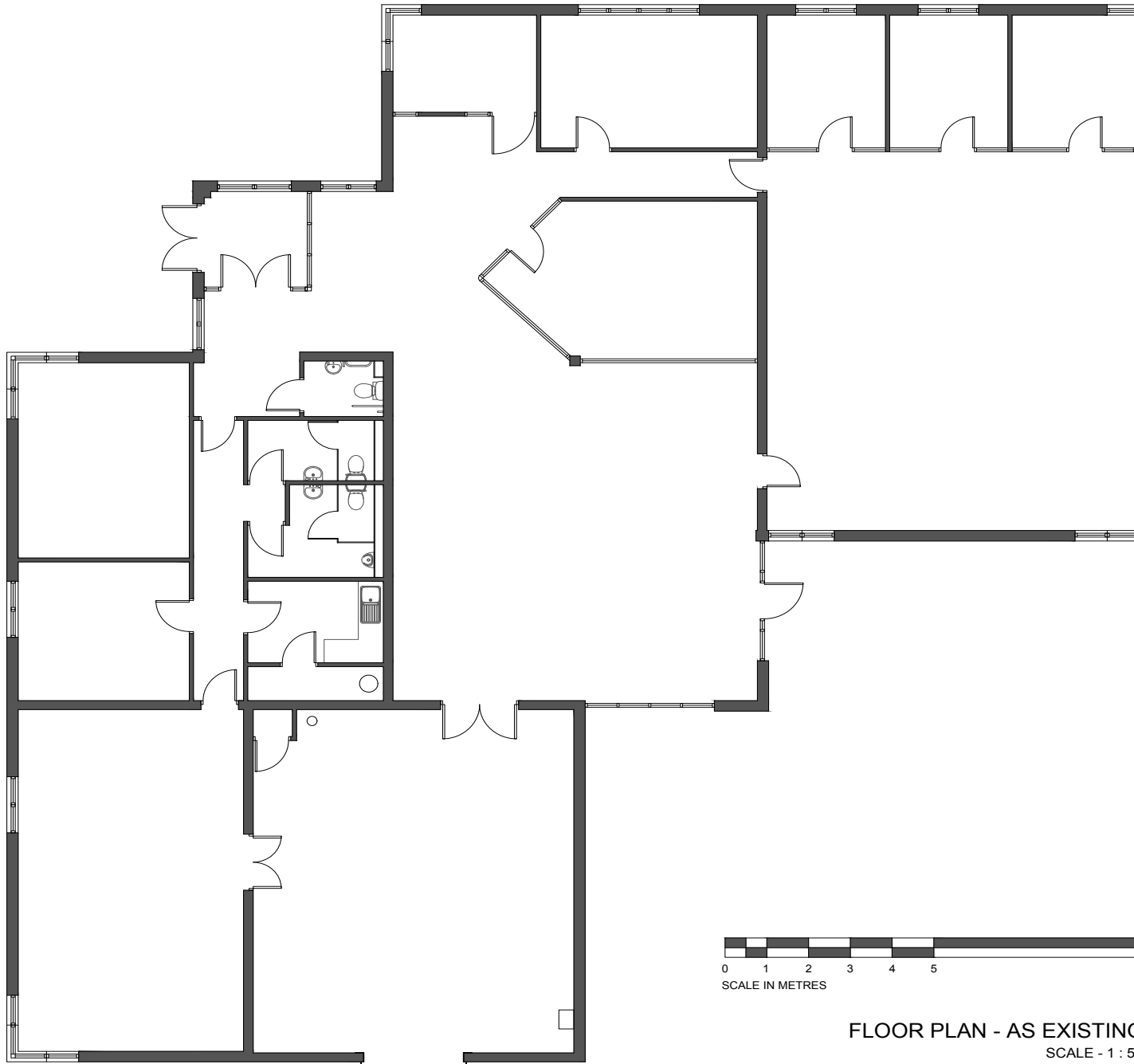
We are advised by The Assessors that the property has a current Rateable Value of £39,900 which results in current annual rates payable (2026/27) of approximately £19,192.

VAT

All figures quoted are exclusive of VAT which will be payable at the prevailing rate where applicable.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs. The purchaser will be responsible for the payment of any LBTT, registration dues and VAT incurred.



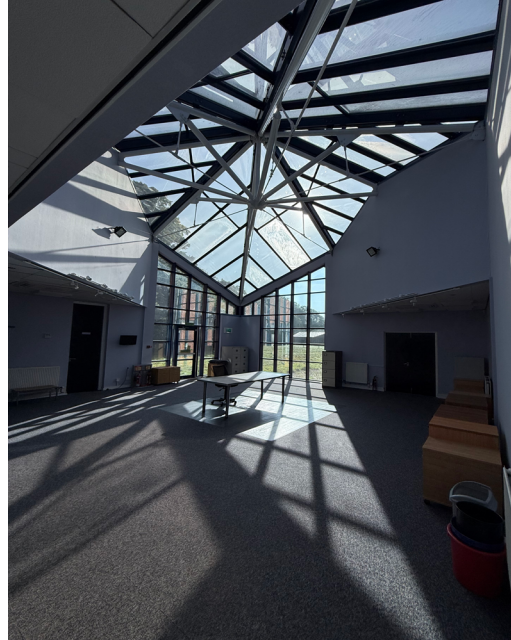
VOT SCALE FROM DRAWINGS. ALL DIMENSIONS TO BE VERIFIED ON SITE.

REVISIONS		DATE	
FEASIBILITY STUDY	FS ☐	TENDER ISSUE	TI ☐
BUILDING WARRANT	BW ☐	CONSTRUCTION ISSUE	CI ☐
PLANNING APPROVAL	PA ☐	AS BUILT	AB ☒

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Edinburgh
Glasgow
www.ryden.co.uk

PROJECT STRUAN HOUSE, GARBETT ROAD, LIVINGSTON EH54 7DL		
CLIENT CORALINN		
DRAWING TITLE FLOOR PLAN AS EXISTING		
DRAWN BY MF	CHECKED BY --	DATE JUNE 2026
DRAWING NO. E3933-101	REVISION --	SCALE @ A1 INPUT SCALE





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**COMMERCIAL
PREMISES**



**STRUAN HOUSE
1 GARBETT ROAD
LIVINGSTON
EH54 7DL**

GET IN TOUCH

Please get in touch with our letting agents for more details.

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