

**J A Pollock Property Consultants**

**J A Pollock**  
PROPERTY CONSULTANT



**BUSINESS UNITS TO LET**  
**From 33.4m<sup>2</sup> (360sq.ft.)**  
**to 76.7m<sup>2</sup> (826sq.ft)**

**Deans, Livingston**

**Munro House, Quarrywood Court, Livingston Village, Livingston EH54 6AX**  
**Telephone: 01506 497010 Email: [mail@japollock.co.uk](mailto:mail@japollock.co.uk)**

## DESCRIPTION

This single storey terraced development comprises a range of business units varying in size from 360 square feet to 826 square feet. These brick built units with a profiled metal sheet roof offer flexibility for the business space occupier in that they can be used as workshop accommodation or easily converted to office space. Each unit is fitted with electric heating and is individually alarmed.

## LOCATION

Situated in a local commercial centre a few minutes drive from the M8 motorway at junction 3A. The accommodation is ideally located to serve the local business community whilst offering easy access to the central belt of Scotland.

## ACCOMMODATION

|        |                     |        |                     |
|--------|---------------------|--------|---------------------|
| Unit 1 | 464sq.ft (43.1sq.m) | Unit 6 | 461sq.ft (42.8sq.m) |
| Unit 2 | 826sq.ft (76.7sq.m) | Unit 7 | 464sq.ft (43.1sq.m) |
| Unit 3 | 825sq.ft (76.6sq.m) | Unit 8 | 360sq.ft (33.4sq.m) |
| Unit 4 | 826sq.ft (76.7sq.m) | Unit 9 | 360sq.ft (33.4sq.m) |
| Unit 5 | 825sq.ft (76.6sq.m) |        |                     |

## RATES

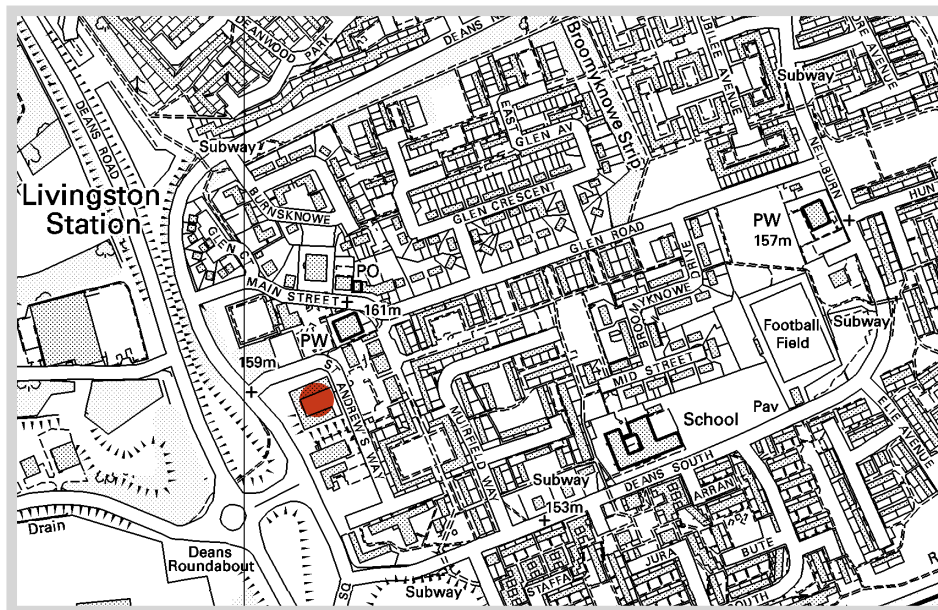
The tenant would be responsible for the payment of all non-domestic rates.

## LEASE TERMS

The accommodation is offered on a flexible lease basis (minimum period one year) at an annual; rental based on £6 per square foot plus VAT.

## LEGAL COSTS

Both parties would be responsible for their own legal costs in the lease transaction. The tenant would be responsible for the payment of stamp duty and registration



## LOCATION PLAN

A Development by G. Dunbar & Sons (Builders) Ltd. in partnership with West Lothian Council with financial assistance from European Regional Development Fund



Europe and Scotland

Making it **work together**

## CONTACT

J A Pollock Property Consultants  
Munro House, Quarrywood Court,  
Livingston Village,  
Livingston EH54 6AX  
Tel: 01506 497010  
E:mail@japollock.co.uk

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