

Property Management & Development

Industrial Units – Crofthead Business Units, Livingston



LOCATION

Crofthead Business Units are conveniently located near Livingston Town Centre with close access to the A71 via the Newpark roundabout.

Livingston is one of Scotland's principal hi- technology and distribution centres offering ease of access to the UK motorway network with its strategic position, adjacent to the M8 motorway.

DESCRIPTION

The Estate comprises 12 individual units, each extending 480 Sq.ft.

- Maximum eaves height of 2.75m.
- Roller shutter access door width 2.21m height 2.35m
- Car parking is provided within the general courtyard
- All units have WC facilities

The units have an Energy Performance Certificates

Units 1, 4, 10 & 11: Certificate F+

Units 6, 7, 9 & 12: Certificate F

Units 2 & 3: Certificate E

Units 5 & 8: Certificate G

VIEWING:

To arrange a viewing, or for further information contact Darren Stenhouse Tel:01506283373
Email: Darren.Stenhouse@westlothian.gov.uk

LEASE TERMS

West Lothian Council operates an easy-in, easy-out letting policy.

- Units are available on a month-to-month basis, on standard lease terms. A copy of the lease and Tenant Handbook can be found on www.westlothian.com/pmd
- The rent is payable in advance on the 1st of each month, by direct debit. The monthly charge will be subject to an annual, upwards only review.
- A deposit of 3 month's rent is payable, which is held for the duration of the lease.
- Tenants are responsible for internal repair and maintenance of the units.
- Building insurance is included in the monthly charge, but the tenant is responsible for their own contents and Public Liability insurance.
- Tenants will be responsible for the payment of Non-domestic rates. (Some occupiers may be eligible for rates relief and information can be made available on request). Rateable values can be found at www.saa.gov.uk
- Occupiers will bear all utility costs.
- There is no service charge.

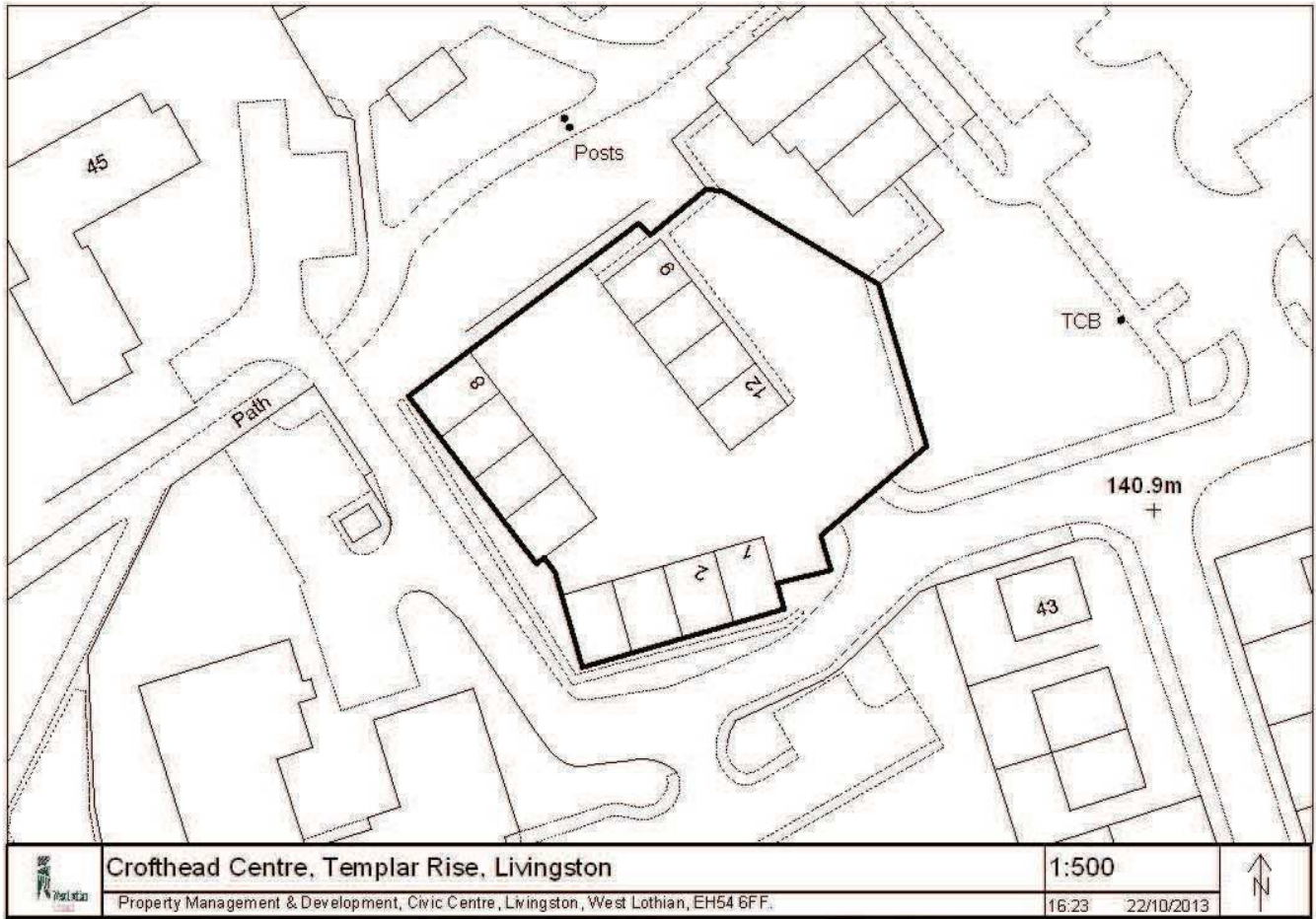
USE

The units are generally suitable for uses falling within Planning Use Classes 4, 5 and 6, i.e. office; industrial; and storage and distribution.

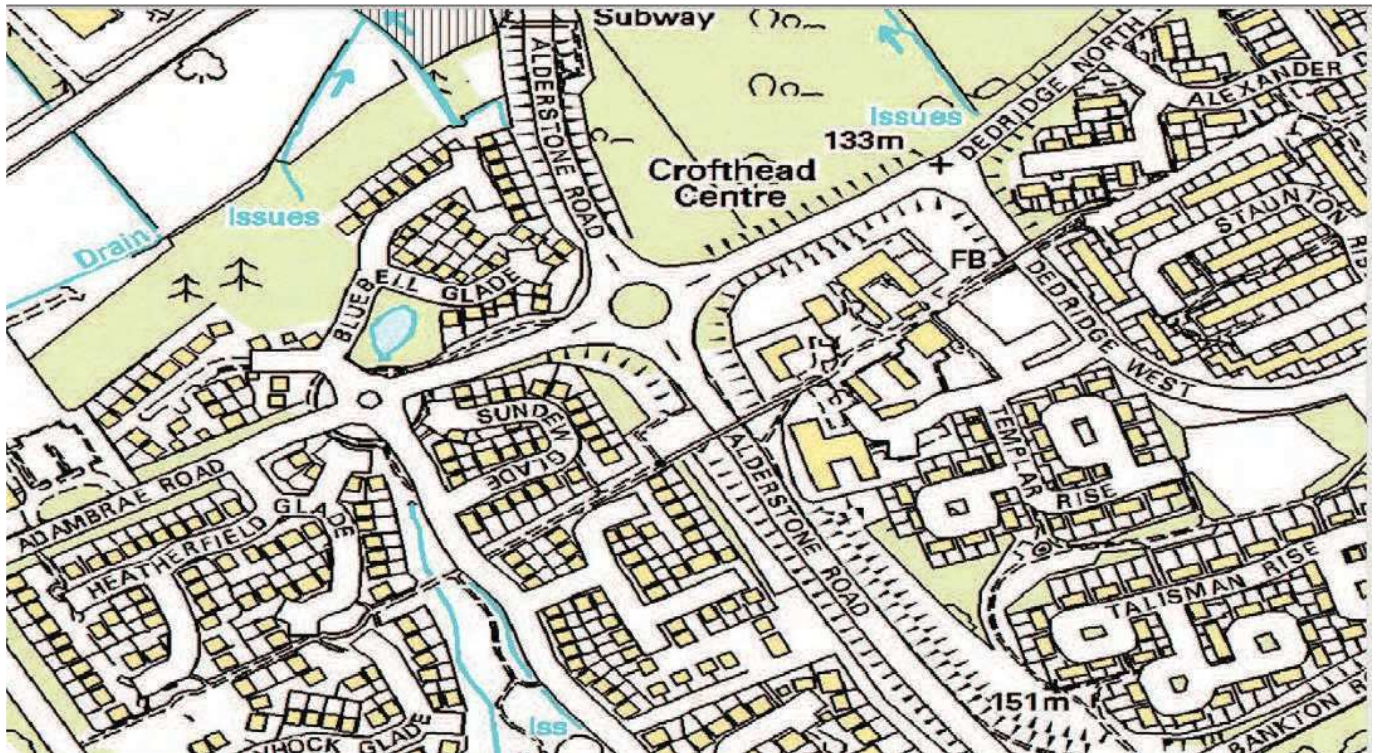
Use for vehicle repairs; leisure activities; or uses that generate substantial vehicle movements or introduce hazardous materials may be discouraged. Retailing is not permitted.

ENTRY

Subject to the submission of a satisfactory application, the council is able to offer entry within five working days



Layout and Location Plans



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