

Property Management & Development

Industrial Units - Heron Square Deans Industrial Estate, Livingston



LOCATION

Within the Deans Industrial Estate, Heron Square is located just off the Royston Roundabout on Deans Road. Local communications are excellent, with the property easily reachable via Junction 3A of the M8 and rail links to Edinburgh available from nearby Livingston North Station.

DESCRIPTION

The estate comprises a wide range of industrial units ranging in sizes as follows:

Units	SqM	Sqft
1 & 5	284.17	3059
2	138.34	1489
3 & 7	219.61	2364
4	141.35	1521
6	141.95	1528
8	142.19	1531
9	330.48	3557
10 & 11	214.76	2312
12	218.8	2355
13	211.34	2275

The units have an Energy Performance Certificate rating of G to E

VIEWING:

To arrange a viewing, or for further information contact Pauline Smith Tel: 01506 281832
Email: Pauline.smith@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

