

TO LET/ MAY SELL

OFFICE PREMISES

Located in Livingston's premier
business district

Freehold: Offers over £325,000

Leasehold: Offers over £30,000 pa

Self contained two storey office
pavilion

Premises extends to 384.25 sqm
(4,135 sqft)

Benefits from a lift access to the
first floor

Arranged over Ground and First
floors

7 Allocated parking spaces



WHAT 3 WORDS



12 SHAIRPS BUSINESS PARK, LIVINGSTON, EH54 5FD

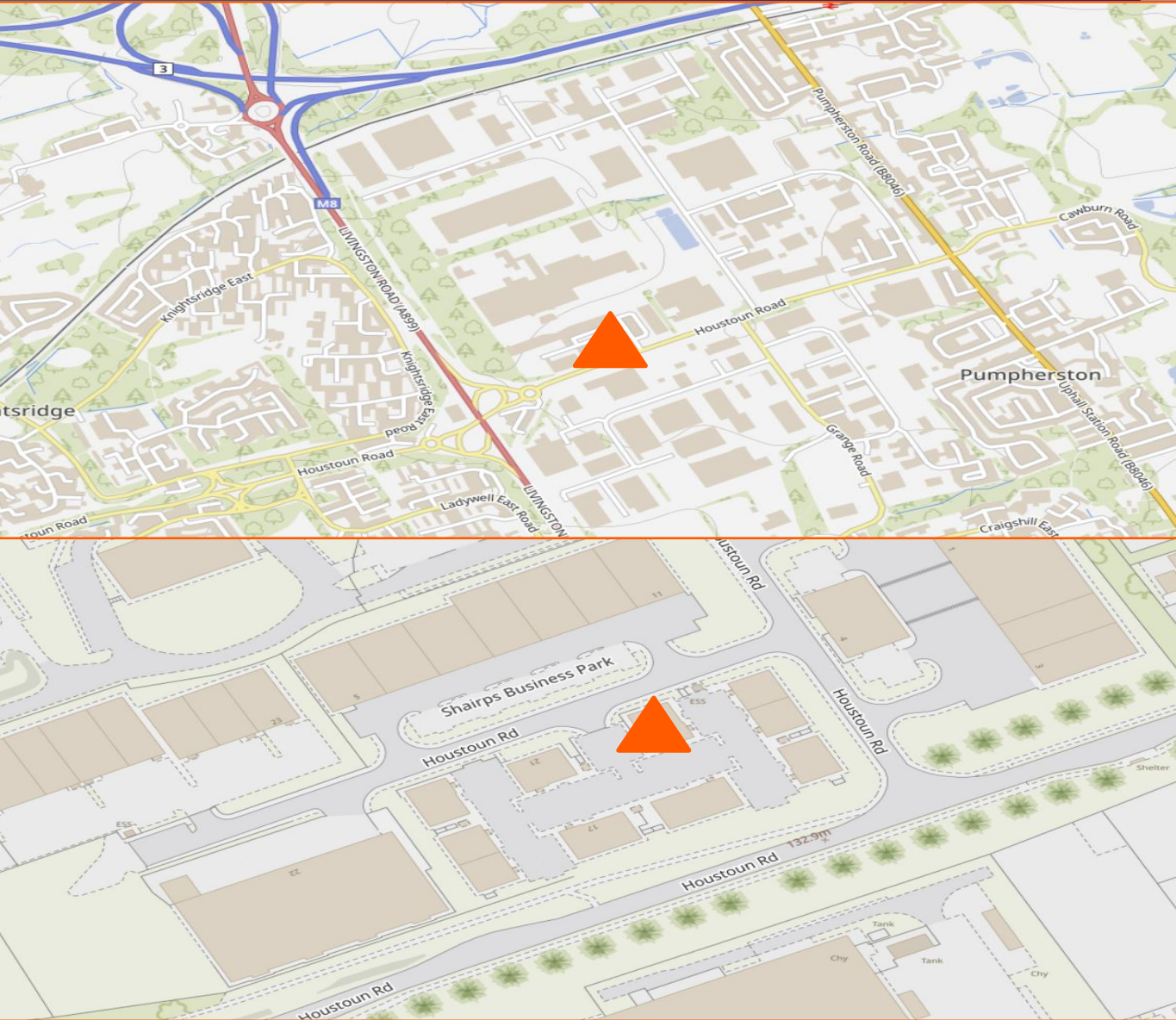
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Location

12 SHAIRPS BUSINESS PARK, LIVINGSTON, EH54 5FD



Location

Livingston is a popular West Lothian town strategically located 15 miles west of Edinburgh & 30 miles east of Glasgow. Shairps Business Park is positioned to the south of Houstoun Industrial Estate overlooking Houstoun Road which offers occupiers excellent brand visibility from one of Livingston's most dominant arterial routes.

Houstoun Road also connects onto Junction 3 of the M8, providing access onto Scotland's motorway network. The area is also well served by rail & bus services, with Uphall and Livingston North Railway stations in close proximity.

The neighbouring occupiers within the estate include Workflow Solutions, Innes & Partners, Henbury & Apogree Corporation.

**Self Contained office located within
West Lothian Town**



VIRTUAL TOUR



Description

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Description

The subjects comprise a modern office premises arranged over the ground & first floors of a freestanding office pavilion under a pitched roof. Externally, the premises benefits from 7 dedicated car parking spaces located to the front elevation.

Internally, the accommodation features an open-plan office layout, enhancing a collaborative working environment. More specifically, the ground floor comprises a large open plan space with tea prep & WC facilities. The first floor is of an open plan configuration along with small meeting rooms, a boardroom, and a kitchen. The property also benefits from extensive glazed frontage, allowing for excellent natural light to flow throughout the entrance area. In addition, the subjects include a lift providing access to the first floor.

Accommodation

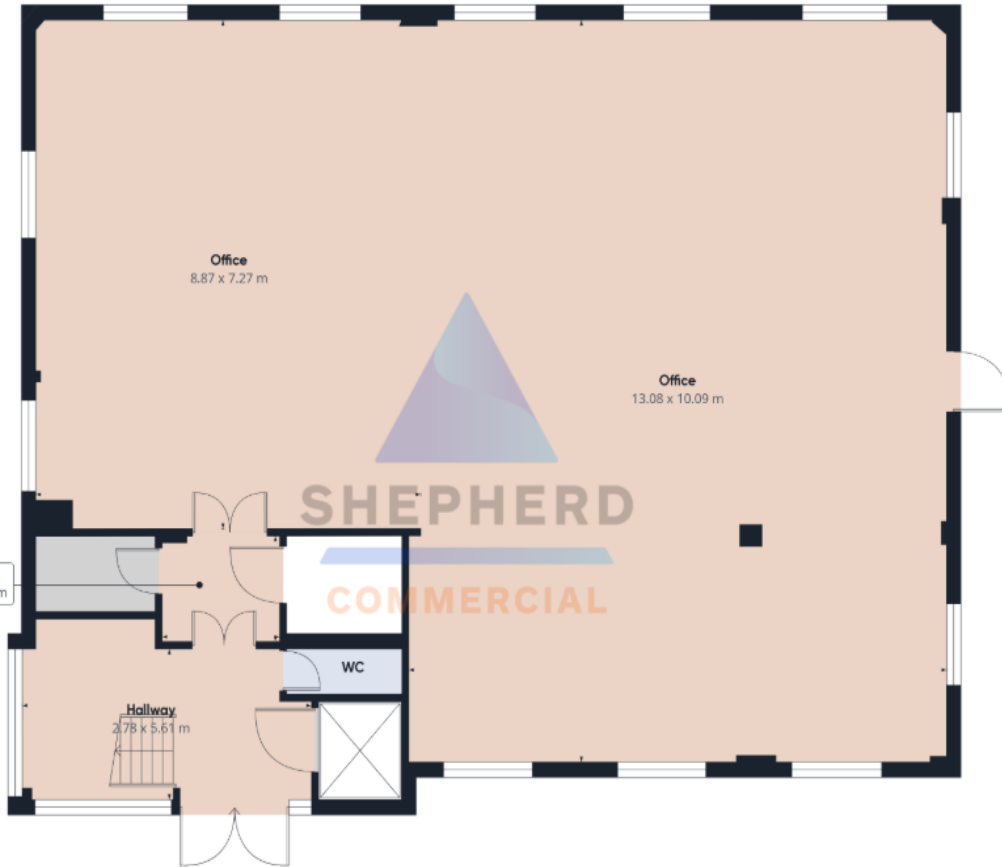
Size	m ²	ft ²
Ground Floor	190.37	2,049
First Floor	193.88	2,086
TOTAL	384.25	4,135

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plans

12 SHAIRPS BUSINESS PARK, LIVINGSTON, EH54 5FD



Ground Floor



Floor 1



Price

Our client is seeking offers in excess of £300,000 for the freehold interest.

Rent

Offers over £30,000 per annum

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of;

1st Floor - £17,300

G Floor - £17,300

Car Parking £700 (each floor)

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the owner/occupier will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **MAY 2026**

